CITY OF DALY CITY

Regular Meeting - PLANNING COMMISSION

AGENDA

Tuesday, May 3, 2022 - 7:00 PM
Virtual Meeting

COVID-19 ANNOUNCEMENT - PUBLIC MEETINGS

Pursuant to Government Code section 54953(e) et seq., members of the Daly City Planning Commission and staff will participate in this meeting via a teleconference. Members of the public are encouraged to watch the meeting via livestream on the City's YouTube Channel at https://www.youtube.com/DalyCityVideoMeetings, the City's agenda website at https://www.dalycity.org/agendas or on local Channel 27 (Comcast).

Public Participation:
There are two ways to submit public comment: (1) send written comments by 4:00 pm on meeting day and (2) join to speak at the meeting via Zoom.

To submit a comment in writing, please email cityclerk@dalycity.org and write "Public Comment" in the subject line. In the body of the email, include the item number and/or title of the item as well as your comments. All comments received by 4:00 pm will be emailed to the Planning Commissioners prior to the meeting. Those comments received after 4:00 pm will be added to the record and shared with the Planning Commissioners following the public meeting. Comments are not read aloud into the record.

To speak at the meeting via Zoom, join at https://bit.ly/dalycitymay3zoom. Zoom will require an email address and name. The name entered will be visible online and will be used to notify you that it is your turn to speak. You may also join by visiting https://zoom.us/join. Enter meeting ID: 815 9020 6634, then enter email address and name. The May 3, 2022 Regular Planning Commission meeting may also be accessed via telephone by dialing +1 669 900 6833 (Local). Enter the meeting ID: 815 9020 6634, then press #.

When you would like to speak on an item during the public comment portion of the meeting, you will need to use the "raise hand" feature in Zoom. Public comment is limited to two (2) minutes maximum, and speakers may only comment once per item. You must familiarize yourself with Zoom prior to joining the meeting. The City will not be providing technical support.

If you do not wish to speak, the City requests that you watch the livestream of the meeting on the City's YouTube Channel at https://www.youtube.com/DalyCityVideoMeetings, the City's agenda website at https://www.dalycity.org/agendas or on local Channel 27 (Comcast).

Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should call the office of the City Clerk at 991-8078 as soon as possible.

AVAILABILITY OF PUBLIC RECORDS:

All public record to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

APPROVAL OF MINUTES:

1. Appproval of March 1, 2022 Planning Commission Meeting Minutes

PUBLIC HEARINGS:

2. Use Permit UPR-04-22-15650 and Design Review DR-04-22-15651 (Permit Renewal) - Proposal to new the approval of Use Permit UPR-11-18-13760 and Design Review DR-11-18-13761 granted by the City Council on June 8, 2020. The proposal allowed construction of a four-story mixed-use building comprised of 17 apartment units and 620 square feet of retail/office space. No significant changes to the previously approved plan is proposed.

   STAFF:

   RECOMMENDATION:

3. Capital Improvement Projects 2023

   STAFF:

   RECOMMENDATION:

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

ACQUISITIONS, VACATIONS, ETC. - SECTION 65402(A)

ADJOURNMENT:

CITY OF DALY CITY
PLANNING COMMISSION
MEETING
(Virtual)
Draft
MINUTES

Tuesday, March 1, 2022 – 7:00 PM

http://bit.ly/dalycitymar1

OPENING OF MEETING:

PLEDGE TO THE FLAG:

ROLL CALL:

PRESENT: R. Crump, G. Pacheco, T. Proaño, V. Villanueva

MINUTES: Approval of Minutes of October 5, 2021 & of December 7, 2021

PUBLIC HEARING:

1. **Use Permit UPR-2-22-15536 (Coastal Development Permit) –** To remove landfill waste from the upper north canyon face estimated to be on average 10 feet deep below existing grade. A drainage swale will be constructed to guide drainage away from the area. Excavated materials will be disposed on-site at the disposal cell located approximately 0.25 miles to the south. The area will be hydroseeded upon completion.

   Staff report presented by: Michael Van Lonkhuysen, Planning Manager

   On March 1, 2022, the Planning Commission voted 4-0 (Commissioner Satorre absent) to recommend that the City Council approve Coastal Development Permit (Use Permit UPR-2-22-15536). Commissioner Proaño asked if landfill that is being exposed over time would just be mitigated as it comes into view or if there was a more comprehensive approach to mitigating the landfill exposure issue at the site. Kevin Fehr, City Engineer, answered that the City was initiating consultant studies to determine more precisely what was going on with the landfill, but that the current scope is to mitigate the immediate condition while more in-depth studies are undertaken. Commissioner Villanueva asked what hydroseeding is. Kevin Fehr answered that hydroseeding is process by which the contractor sprays a seed mix over the parts of the site that have become bare earth during the work to re-establish vegetation.

Moved by Commissioner Crump seconded by Commissioner Proaño to close the public hearing. Motion carried 4-0.

Moved by Commissioner Crump, seconded by Commissioner Proaño to adopt the findings as outlined in the staff report of March 1, 2022. Motion carried 4-0. (Unanimous roll call vote).

Moved by Commissioner Proaño, seconded by Commissioner Crump, to affirm the Environmental Assessment. Motion carried 4-0.

Moved by Commissioner Crump, seconded by Commissioner Pacheco, to recommend approval of **Use Permit UPR-2-22-15536 (Coastal Development Permit)** subject to the Conditions outlined in the staff report of March 1, 2022. Motion carried by 4-0 (unanimous roll call vote).

2. **Zone Change ZC-01-22-15477 –** Application by the City of Daly City to amend Title 17 of the Daly City Municipal Code (Zoning) to establish locational standards for smoke shops and tobacco stores. The project is exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3) – No Potential for Significant Environmental Effect.

Staff report presented by: Michael Van Lonkhuysen, Planning Manager

On March 1, 2022, the Planning Commission voted 4-0 (Commissioner Satorre absent) to recommend that the City Council approve Zone Change ZC-01-22-15477 – Amendment to Title 17 Zoning Locational Standards for Smoke Shops and Tobacco Stores. Commissioner Villanueva asked if business licenses for existing smoke shops were transferable to new owners. Kelly Schott, Assistant City Attorney, explained that the Planning Commission could recommend to the City Council that in such situations a whole new application be required, subject to the City's smoke shop regulations, and that the license be non-transferable. The Planning Commission voted unanimously to amend the proposed ordinance to include such a non-transferability provision. Staff has amended the proposed regulations outlined in this staff report accordingly.

Moved by Commissioner Crump seconded by Commissioner Pacheco to close the public hearing. Motion carried 4-0.

Moved by Commissioner Villanueva, seconded by Commissioner Crump, to adopt the findings as outlined in the staff report of March 1, 2022. Motion carried 4-0.

Moved by Commissioner Crump, seconded by Commissioner Pacheco, to affirm the Environmental Assessment. Motion carried 4-0.

Moved by Commissioner Crump, seconded by Commissioner Pacheco to recommend approval of Zone Change ZC-01-22-15477. Motion carried 4-0 (Unanimous roll call vote).

Draft

PUBLIC APPEARANCES, STAFF COMMUNICATIONS:

ACQUISITIONS, VACATIONS, ETC. - SECTION 65402(A):

ADJOURNMENT: Moved by Commissioner Crump, seconded by Commissioner Pacheco to adjourn the meeting at 7:39 p.m.

For further information regarding the above projects or to obtain staff report for any of the above projects, please contact Carmelisa Morales at cmorales@dalycity.org. Persons with disabilities who require auxiliary aids or services in attending or participating in this meeting should notify the Office of the City Clerk at 991-8078 as early as possible.

Availability of Public Records: All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the City Clerk's Office, City Hall located at 333 90th Street, Daly City, CA during normal business hours, at the same time that the public records are distributed or made available to the legislative body.

Draft

Daly City Planning Commission
Agenda Report

333 - 90th Street ◆Daly City ◆ California ◆ 94015 ◆ 650-991-8033

Meeting Date:	May 3, 2022
Applications:	Use Permit UPR-04-22-15650 and Design Review DR-04-22-15651 (Renewal)
Project Planner:	Brian Paland, Assistant Planner
Project Location:	7310 Mission Street (APN 006-244-080)
Project Description:	Permit renewal to construct a four-story mixed-use building comprised of 17 apartment units and 620 square feet of retail/office space.
Applicant:	Stephen Antonaros 279 Wawona Street San Francisco, CA 94114
Property Owners:	7310 Mission LLC 279 Wawona Street San Francisco, CA 94114
Environmental Assessment:	Categorical Exemption under CEQA Guidelines 15332: In-Fill Development Projects
Applicable Daly Municipal Code Sections:	Chapter 17.18 – C-1 Light Commercial District Chapter 17.37 – Chapter 17.44 – Use Permits Chapter 17.45 – Design Review

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
5,097 sq. ft.	Vacant/Used car storage lot	Construction of a mixed-use building (apartments/retail)	Commercial Mixed-Use (C-MU)	C-1 Light Commercial

Area Information

Land Use	Zoning
North: Single-Family Residential	R-3 Multi-Family Residential
South: Dental Office	C-1 Light Commercial
West: Single-Family Residential	R-1 Single Family Residential
East: Commercial	C-1 Light Commercial

Background

Generally, the same proposal received approval from the Planning Commission and City Council in June 2020. Because this approval expired in June 2021, the applicant is required to renew the approved application.

As was the case in 2020, the applicant, Stephen Antonaros, requests approval to construct a 17-unit four-story mixed-use apartment building on a 5,097 square foot vacant lot on the west side of Mission Street between Vale Street and West Market Street (see Attachment A – Site Location).

As proposed, the building would contain 17 residential apartment units, street-level retail/office use, common open space, and a street level garage (see Attachment B – Project Plans). The multiple components of the project are summarized in the following table:

Use	**Area/Units**
Residential Living	10,484 sq. ft. /17 units
Private Open Space (decks)	900 sq. ft.
Common Open Space (roof deck)	2,550 sq. ft.
Retail/Office Space	620 sq. ft.
Parking	**Number of Spaces**
Residential	11
Commercial	2

The following actions are necessary for the project to proceed to the building permit stage:

1. Approval of Use Permit UPR-4-22-15650, to allow the residential uses in the building at the density proposed; and
2. Approval of Design Review DR-4-22-15651, to allow the proposed building, site design, and landscaping.

Project Overview

As indicated in the project plans, the proposed building would be mixed-use, with an 887 square foot non-residential component proposed at the first and second levels, while the residential component of the project, nine studio and eight two-bedroom apartments, are proposed on floors two through four of the four-story building. With respect to the type of non-residential use proposed on the ground floor that could be expected in the non-residential component of the building, likely tenants would be a small retail user or office.

The second floor would contain five dwelling units and a small office space associated with the ground floor retail. The third and fourth floors would contain six dwelling units. The ground floor (street level) would include one retail space of 620 square feet, a 696 square foot lobby, and an approximately 132 square foot recycling trash area. The ground floor would also house the required eleven residential off-street parking spaces and two required retail off-street parking spaces. In association with constructing the proposed apartment building, the applicant would complete improvements in the public right-of-way, including replacing the existing sidewalk with decorative paving and maintaining the existing street tree with decorative tree grate.

The proposed mixed-use 17-unit apartment building is subject to use permit approval according to the Zoning Ordinance. The subject parcel is zoned C-1 Light Commercial, as are the parcels to the north, south, and east. The adjacent parcel to the west is zoned R-1 Single Family Residential. The immediate vicinity is predominately commercial along Mission Street and single family residential on adjacent feeder streets. The proposed mixed-use project is considered compatible with surrounding land use and consistent with the City's General Plan in terms of project scale and intensity of use, combining residential and commercial uses consistent with the way in which residential and commercial uses presently exist on surrounding properties.

The applicant has proposed that the four-story mixed-use apartment building would provide a six-foot (west property line) and five-foot (west property line) step back on the second through fourth floors to reduce the mass of the building relative to the adjacent properties. The color and material variation of the proposed building provides some visual interest and reduces the scale of large walls that would otherwise have a more massive appearance in the context of smaller adjacent structures.

Use Permit

The C-1 zoning district standards require the applicant to obtain a use permit to establish a residential use at the subject location. The General Plan designation is Commercial Mixed Use (C-MU). The designation intends to provide, through the Zoning Ordinance, regulatory incentives and/or requirements to facilitate building construction which contain a vertical mix of uses, e.g. retail or restaurant uses at the street level and office or residential uses at levels above the street. The C-MU designation along Mission Street is intended to allow for residential intensification that is well-served by public transportation, so that it may transform into more a vibrant urban street. In the case of this parcel, the Colma BART Station is roughly a half-mile from the site and a SamTrans bus route runs along Mission Street and currently has a scheduled stop adjacent to the subject parcel at the corner of Mission and School Streets.

Design Review

The building is designed with two major openings: a pedestrian entry leading directly from the sidewalk into the ground floor retail/office space and a recessed pedestrian entry into the lobby adjacent to the garage vehicle entry. The façade facing Mission Street has been designed to provide an interlocking block appearance with a void area directly above the project driveway, which provides visual relief to the building from Mission Street and emphasizes the building's entry points.

In terms of materials, the entire building would be clad in cementitious panel siding providing smooth, textured, and horizontal panels, in charcoal, sand, and colors. The south elevation facing the lower-height adjacent dentist office would provide a six-foot setback at the second through fourth floors and provide architectural features such as a sloped metal roof to transition it to the adjacent building, Wall articulation and varying siding materials would also reduce the massing. Windows and doors on the ground floor would be metal framed.

Staff is satisfied with the building design but is recommending a Condition of Approval that the applicant explore providing additional dimension to the upper-story walls at the Mission Street façade. According the project plans, the interlocking walls protrude toward Mission Street only four to six inches. To provide additional visual interest, staff would like this offset to increase to 24 inches. To achieve this, the applicant would need to obtain permits from Caltrans.

Staff is also recommending a Conditions of Approval that all upper-floor windows would either be metal framed or high-quality PVC with color to match the adjacent wall. Any balcony railings would be galvanized metal.

As proposed, the building would comply with the 36-foot height allowance along Mission Street. The Zoning Ordinance allows a 45-degree taper past the 36th foot and the project architect has taken advantage of this to provide additional building height. Projections into this tapered area for elements such as the proposed elevator shaft are allowed subject to use permit approval.

Parking and Circulation

The Planning Commission should be aware that the applicant has requested the approval of an alternative parking ratio under State Assembly Bill 744 (AB 744). Enacted in 2015, AB 744 amended the State's Density Bonus law to prevent local jurisdictions from imposing parking requirements higher than those established by the legislation. Upon request from a developer, AB 744 requires local jurisdictions to approve alternative parking ratios for mixed-income projects that are within one-half mile of a major transit stop and consist of the maximum number of very low- or low-income units provided for in State density bonus law, which is 11 percent and 20 percent, respectively. Under the law, the City may not impose a requirement in excess of 0.5 parking spaces per bedroom on such projects, inclusive of handicapped and guest parking, so long as the project provides unobstructed access to the major transit stop.

As indicated previously, the project consists of nine studio and eight two-bedroom apartments, for a total parking requirement of 12.5 spaces (25 bedrooms X 0.5 spaces per bedroom). The proposed 887 office/retail use requires three parking spaces. The combination of the uses therefore requires 15.5 parking spaces, rounded to 16. Because the proposed building would be mixed-use, it is eligible for a 20 percent parking reduction. This equates to 13 required spaces and the proposal identifies 13 spaces, eleven of which would be provided via mechanical stackers located at the rear of the ground floor parking garage. These spaces would likely be used by the building's residents. The remaining two spaces would serve the retail/office use.

Affordable Housing Plan

Staff has reviewed this Affordable Housing Plan (AHP) submitted by the applicant had found the AHP to be in conformance with the provisions of State Density Bonus Law. This is required for the project to qualify for the aforementioned parking space reduction. According to the AHP, the applicant would provide two units affordable to very low-income households earning no greater than 50 percent of the area median income. Of the two units, one would be a studio apartment and one would be a one-bedroom apartment. Current rents for the studio apartment would be approximately $1,252 and current rents for the two-bedroom apartment would be approximately between $1,610.

Utility Providers

The subject property is located within a fully urbanized area and is already connected to all public services capable of serving the proposed building.

Utility	***Provider***
Water, Sanitary Sewers, Storm Drains	City of Daly City
Gas & Electric	PG&E
Telephone	AT&T
Cable Television	Wave Cable Services and/or Comcast
Fire/Police Protection	Daly City

Environmental Assessment

The proposed project is categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15332: In-Fill Development Projects.

Fiscal Analysis

The proposed mixed-use apartment building would consist of 17 dwelling units. Prior to the building permit issuance, the applicant will be required to pay building permit, plan check, and AB 1600 development impact fees to the City. Additionally, the value of the building will be added to the current assessed value of the subject property, which will result in additional property tax collection by the County, a portion of which would be distributed to the City. The addition of the residential units would add an incremental demand for City services.

Findings

Staff finds that, as conditioned, the proposed Use Permit UPR-4-22-15650 and Design Review DR-4-22-651 comply with Title 17 (Zoning) of the Daly City Municipal Code. Approval of the proposed project would not be detrimental to the health, safety, morals, comfort and general welfare of persons residing in or working in the neighborhood, nor be injurious or detrimental to the property and improvements in the neighborhood or the general welfare of the city. Approval of the proposed Use Permit UPR-4-22-15650, and Design Review DR-4-22-15651**,** as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general site aesthetics have been incorporated to ensure compatibility with adjacent buildings and to provide an attractive environment. These findings are based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission will conduct a public hearing on May 3, 2022; notice of said hearing was by newspaper publication on April 21, 2022, posting and first class mailing to property owners within 300 feet;

2. The proposed mixed-use building is consistent with the Daly City General Plan, which designates the project site as Commercial — Mixed Use (C-MU), pertaining to areas along Mission Street intended for mixed-use development and where the City intends to provide regulatory incentives and/or requirements for developers to construct buildings which contain a vertical mix of uses, e.g. retail or restaurant uses at the street level and office or residential uses at levels above the street;

3. The available on-site parking spaces would provide ample parking spaces for the apartment residents and the commercial space within the building, and the proposed mixed-use building would not conflict with adjacent uses;

4. The proposed mixed-use building complies with the open space requirements of the Zoning Ordinance, providing 2550 square feet of open space yielding 150 square feet of open space per each of 17 apartment units where 150 square feet of open space is required;

5. The proposed mixed-use building merits use permit approval, as the building would be compatible with existing adjacent uses, adequate utility and infrastructural capacity exists within close proximity to serve the site, and the provision of parking is substantial and, as designed, would not have a detrimental impact to the adjacent neighborhood;

6. General architectural considerations have been incorporated in order to ensure the compatibility of this development with its design concept and the character of on-site signage. These considerations include, but are not limited to, the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, and colors;

7. Staff has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and determined the proposed project is categorically exempt pursuant to CEQA Guidelines Section 15332;

8. The site is designated as C-1 Light Commercial (C-1) which allows for a 36-foot height limit and requires no maximum floor area ratio. The proposed building would not exceed the maximum height limit and is within the density limits according the C-1 district zoning standards and is therefore consistent with C-MU General Plan designation;

9. The subject site is situated on Mission Street between Vale Street and West Market Street. This area is characterized by a mixture of retail commercial and residential use. Given the size and shape of the subject property, together with adjacent land uses, a mixed-use development consisting of 17 dwelling units and one retail/office commercial unit can be considered as the highest and best use of the subject property;

10. The proposed project consists of 17 dwelling units, all of which will be subject to Building Code requirements that set forth minimum safety standards for new construction. Other City and State regulations will assure that public health is not at risk; and

11. The project will minimize the risk to existing public improvements and adjacent private property by providing controlled stormwater runoff from the site to City facilities in full compliance with Order R-2 NPDES Permit No. CAS612008 and Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.

Conditions of Approval

Staff recommends approval of Use Permit UPR- UPR-4-22-15650 and Design Review DR-4-22-15651, based on the following conditions as specified by each Department and Division. These conditions need to be complied with prior to, or as part of, any building permit for the proposed improvements.

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. The project shall be valid only in conjunction with detailed plans submitted with this project. Any modifications required, due to the Conditions of Approval, and minor changes to the plan, must be reviewed and approved by the Planning Division prior to the change. Major site or architectural modifications shall be treated as an amendment and shall be subject to review by the Planning Commission and City Council.

2. The use permit and design review approval granted herein shall be valid for a period of one year. If building permits have not been issued within this timeframe, the applicant shall apply for a time extension.

Site Design

3. The existing street tree on the Mission Street frontage shall be preserved as shown on the project plans.

4. Backflow preventers shall be concealed and/or screened from public view to the satisfaction of the Daly City Community and Economic Development Director prior to issuance of building permit.

5. The open spaces area at the building rooftop shall be designed in a manner approved by the Planning Division and provide amenities to building residents approved by the Planning Division.

Building Design

6. The applicant shall finish the proposed retail space to a leasable condition, as defined by the Planning Division. This shall include a commercial-grade electrical service and installation a code-compliant lavatory in the proposed retail space.

7. The applicant shall revise the floorplan to connect the first and second floor retail/office space, unless disallowed by the building code.

8. The applicant shall explore providing additional dimension to the upper-story walls at the Mission Street façade and shall extend the existing dimension if permissible by an encroachment permit.

9. All ground floor windows shall be dark-colored aluminum and all upper-floor windows shall be metal framed or high-quality PVC with color to match the adjacent wall.

10. Any metal materials shall be galvanized.

11. The applicant shall, prior to building permit submittal, provide a sign program for Planning Division review and approval. The final building elevation design shall consider sign placement and plans submitted for building permit approval shall reflect such placement.

12. All rooftop mechanical equipment shall be screened from the view of all adjacent public rights-of-way by screenwalls, painting, and similar treatments acceptable to the Planning Division. The Division may require screenwalls for equipment located within 20 feet of the rooftop parapet wall.

13. Backflow preventers, check devices, and other visible mechanical equipment shall be painted black, dark green, red (if required by the Fire Department), or other color complimentary to the building design.

Operational Requirements

14. The buildings and site shall remain clean and clear of all graffiti, debris, and other visual nuisances at all times. The building and site shall be periodically cleaned, as needed, to prevent discoloration and debris accumulation.

Site Maintenance

15. The site shall be maintained in a safe, sanitary, and litter free condition at all times.

16. No outside storage shall be allowed, except in the approved trash enclosure area.

17. Doors to the trash enclosure area shall be kept closed except when necessary to dispose of trash or to store material to be recycled.

18. All sidewalks, walkways, driveways, parking lot facilities, and easements within and adjacent to the property, including weeds. The requirement shall not apply to adjacent State-owned highway.

19. Garbage storage areas are to be kept sanitary and free of litter and debris.

B. BUILDING DIVISION

20. Due to height and number of story limitation per CBC Table 504.3 and 504.4 the building shall be of a Type V-A - or better.

21. Construction hours will be limited to 8:00 a.m. to 5:00 p.m. Mondays through Fridays and construction on weekends and holidays shall be prohibited.

C. ENGINEERING DIVISION

22. The applicant shall comply with the applicable requirements of the City of Daly City Standard Details and Specifications, latest edition.

23. Encroachment permits from the City of Daly City and Caltrans are required prior to any work or underground utilities installation within the Caltrans right-of-way.

24. Grading exceeding 50 cubic yards shall require approval of plans and a grading permit. A licensed Civil Engineer shall prepare the grading plans and erosion control plan in conformance with a soil report prepared by a licensed soil engineer or qualified civil

engineer in compliance with the NPDES requirements prior to any development on the property.

25. The project's electrical transformer shall not be installed within the public rights-of-way.

26. The applicant shall provide sewer, water, and storm drain studies, and shall construct recommended improvements as required by the City Engineer.

27. Drainage from the site shall be directed to a public storm drain system or street and shall not flow over any sidewalk. On-site drainage detention shall be provided to limit the rate of flow to the pre-development rate. The detention facility shall accommodate the excess runoff from a storm of 10-year frequency, and two-hour duration.

28. Following new utility installation, the applicant shall replace areas of street pavement, sidewalk, curb, and gutter damaged by construction. Such repair shall be per City standard specifications.

29. The applicant shall replace curb, gutter, sidewalk, and decorative brick banding over the entire frontage of the development to the nearest expansion joints or score lines. Utility covers within the ROW shall be replaced with slip-resistant pedestrian friendly covers.

30. All street trees shall be maintained by the building owner in perpetuity, with irrigation tied to and maintained by the private building. The owner shall enter into a Landscape Maintenance Agreement in form acceptable to the City Attorney, to be recorded against the property, prior to the approval of a City encroachment permit. Design of planting and irrigation system shall minimize the extent of irrigation lines, controllers, and valves in the public right-of-way and shall be reviewed and approved by the City Engineer.

31. The applicant shall coordinate with the Engineering Division to process through the Traffic Safety Committee for the removal/relocation of the existing parking meters.

32. All electrical and telecommunications services shall be provided through underground connections.

33. The applicant shall replace the City sidewalk fronting the subject parcel as necessary to repair construction damaged areas and driveway conformance to the driveway.

34. The applicant shall coordinate with the adjacent upstream property to adequately manage any runoff entering the project site.

35. Upon completion of the project, all vehicles are prohibited from backing out from the project onto Mission Street. Upon issuance of the final Certificate of Occupancy, the applicant shall take all necessary measures to enforce this prohibition.

36. The applicant shall install a minimum of two (2) "Do Not Back Out onto Mission Street" signs inside the parking garage to the satisfaction of the Engineering Division.

37. The applicant shall install a "No Large Vehicle" sign at the garage entrance to the satisfaction of the Engineering Division.

38. Any proposed changes to the parking layout, parking space dimensions, garage dimensions or maximum vehicle sizes shown on the approved drawings shall be submitted to the Engineering Division for review, including supporting turning template analysis. The parking layout shall be designed to prohibit and discourage vehicles from backing out onto Mission Street.

39. The applicant shall contract with the City's third party consultant to revise the water study to as a condition of approval and to reflect the car-stacker system proposed in the garage. All costs associated with the analysis and any necessary improvements to the water infrastructure required by the analysis shall be borne by the applicant.

D. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

40. Any existing sewer lateral(s) shall be abandoned at the main.

41. Any existing water service(s) shall be abandoned at the main.

42. The applicant shall, through the Engineering Department, contract with the City's third party consultant, to determine the system's ability to serve the project and determine if any collection system improvements are required. All costs associated with the analysis and any necessary collection system improvements required by the analysis, shall be borne by the applicant.

43. The applicant shall, through the Engineering Department, contract with the City's third party consultant, to determine the system's ability to serve the project and determine if any water system improvements are required. All costs associated with the analysis and any necessary water improvements required by the analysis, shall be borne by the applicant.

E. FIRE DEPARTMENT

44. Fire sprinkler system required per City Ordinance. Install per NFPA.

45. Obtain water flow information.

46. Fire alarm system required under separate fire permit and plan check. Install per NFPA 72.

47. Fire alarm system shall be monitored per CFC.

48. Smoke Detectors and CO monitors required per CBC.

49. HVAC smoke detection and automatic shutdown required per NFPA 90A and CMC.

50. Key box required. Apply through Fire Department.

51. Clearly visible address identification required.

52. Utility identification required.

53. Door shall be easily openable in one motion without special knowledge, key, or effort per CBC.

54. Exit signs/emergency illumination required.

55. Sprinkler coverage required for stacked auto storage.

56. Sprinkler inspectors test and drain must empty into sanitary sewer.

Recommendations

Based on the findings enumerated above, staff recommends that the Planning Commission recommend that the City Council:

1. Adopt the Findings as outlined herein;
2. Affirm the Environmental Assessment; and
3. Approve Use Permit UPR-4-22-15650 and Design Review DR-4-22-15651, subject to the Conditions of Approved outlined herein.

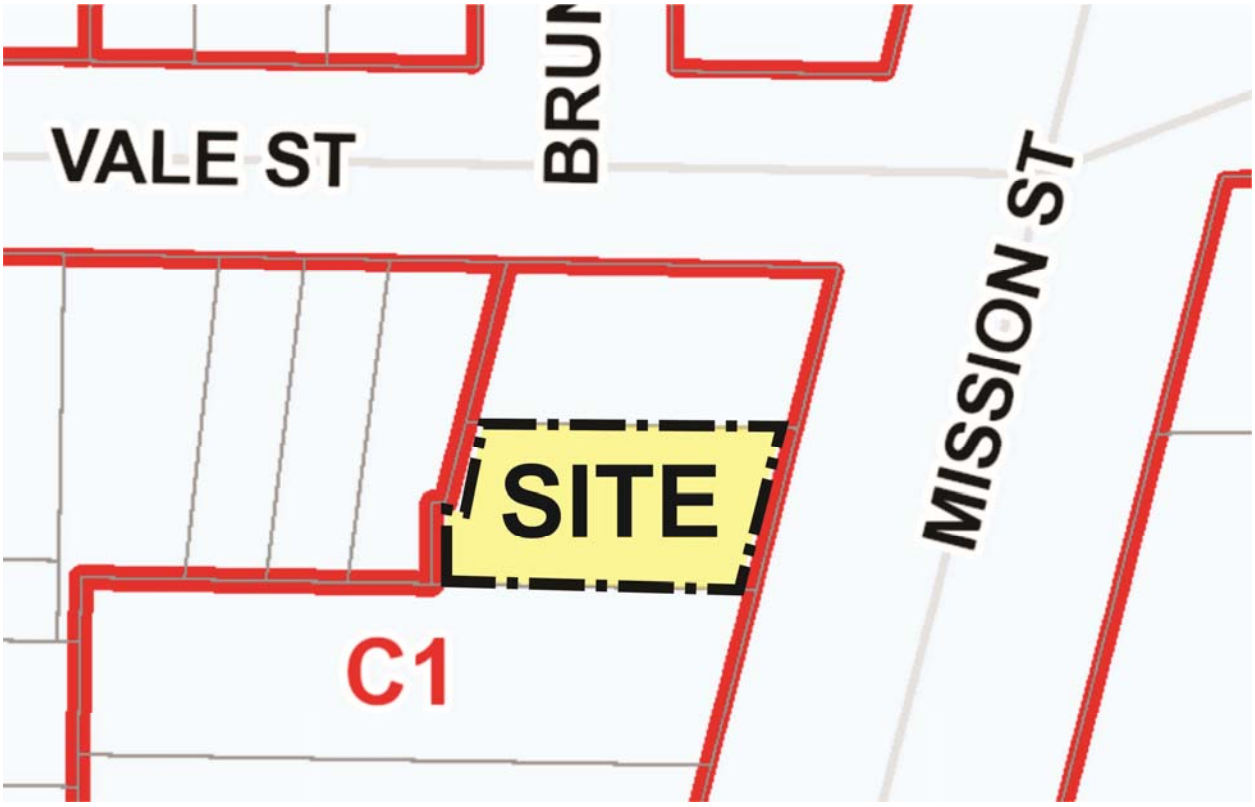
Staff is available to provide any additional information desired by the Planning Commissioners.

Respectfully submitted,

Brian Paland
Assistant Planner

Tatum Mothershead
Director of Economic and Community Development

Attachments
Attachment A – Site Location
Attachment B – Project Plans
Attachment C – Prospective Rendering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C1

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A2.02 2nd Floor Plan / Building Section
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SITE & UTILITY NOTES

1) Per section 707.4 of the Uniform Plumbing Code and section 02720, 3.17 of the City of Daly City Standard Specifications and Drawings, a cleanout is required and shall be located 18 to 24 inches from the building foundation. All the existing laterals to the property shall be abandoned at the main.
2) No trees shall be planted within 10 feet of the sewer.
3) Sand/oil interceptor required for the basement drains.
4) Rainwater shall not flow to sanitary sewer but shall flow to the gutter.
5) Trash area shall have a drain to the sanitary sewer.
6) Separate services required for fire, domestic and irrigation; Separation requirements set forth in section 02710, section 3.05 and 02720, 3.07 of the City of Daly City Standard Conditions and Drawings shall be followed at all times.
7) Any existing water services shall be abandoned at the main.
8) All services shall have an RP type back flow assembly.
9) All domestic fixtures shall be low flow with toilets being High Efficiency "HE" toilets 1.28 gpf or less and "HE" urinals 0.5 gpf or less are required. Rebates are available for premium "HE" toilets with 1. gpf or less. Showers shall be 2.0 gpm, kitchen sinks 2.2 gpm and lavatory sinks 1.5 gpm Please visit www.ci.daly-city.ca.us/city_services/depts/wwr/water_conserve.html.

Contractor to ensure that a certified Daly City Distribution System Operator will be present for all hydrostatic testing, chlorination, flushing, bacteria testing and connections to the existing system, per California Department of Public Health, Operator Certification Regulations, Section 63770. The DWWR must receive the request for the certified Operator to be present for these operations in writing no less than six (6) working days prior to the anticipated date of work.

1 Note: Not a Publicly Funded project

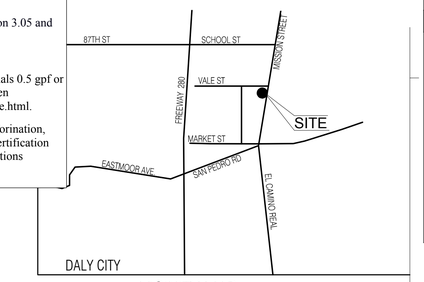
SCOPE OF WORK

New Construction on vacant lot of 17-unit + 1 Retail unit, mixed use 4-story building with parking for 13 cars on ground floor

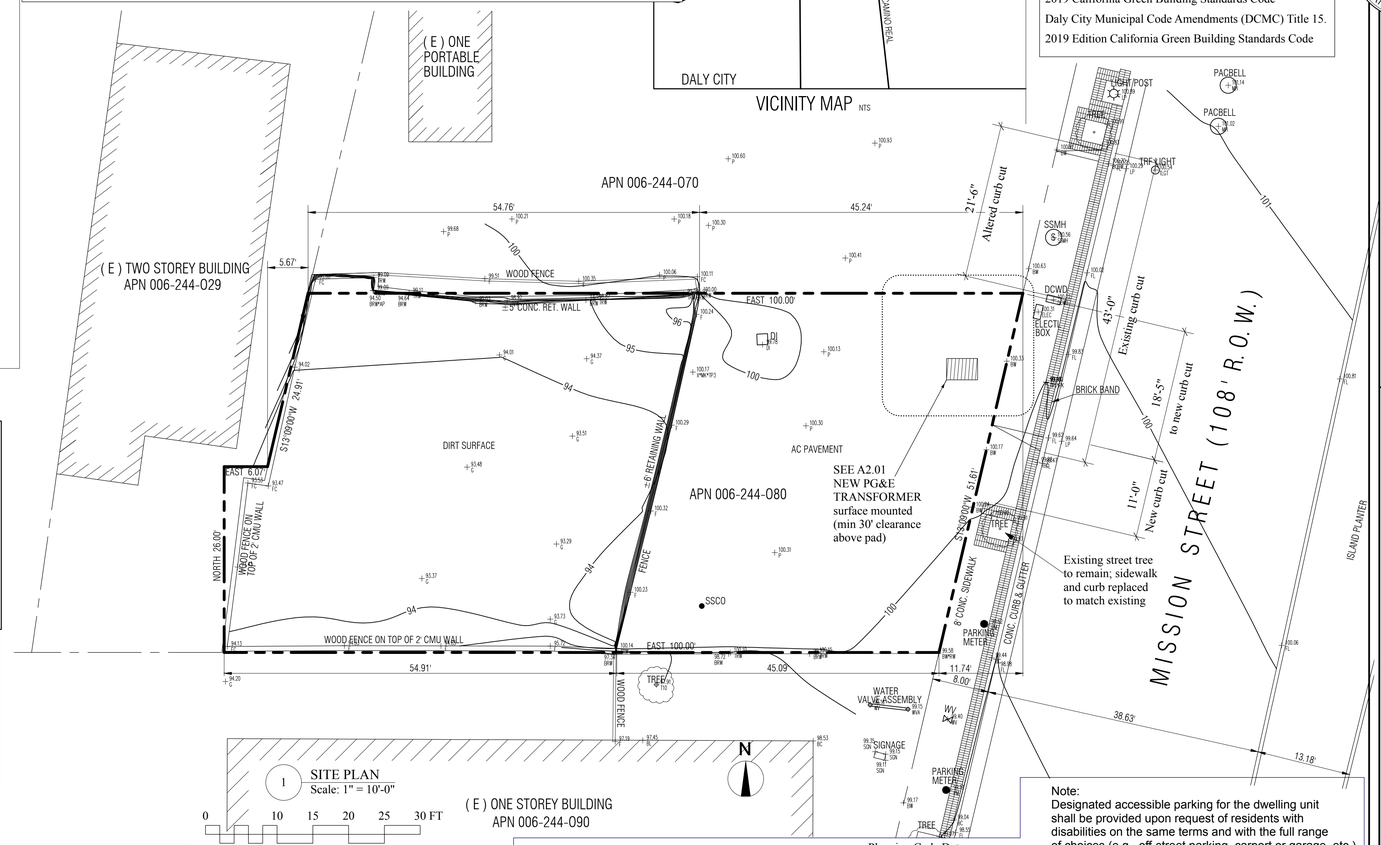
Applicable Codes

2019 California Code of Regulations Title 24

2019 Building Code (CBC)
2019 Electrical Code (CEC)
2019 Mechanical Code (CMC)
2019 Plumbing Code (CPC)
2019 Energy Code [2008 Energy Standards] (CNC)
2019 California Green Building Standards Code
Daly City Municipal Code Amendments (DCMC) Title 15.
2019 Edition California Green Building Standards Code

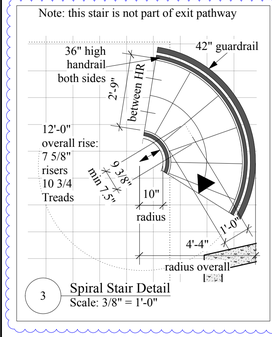


VICINITY MAP NTS



1 SITE PLAN
Scale: 1" = 10'-0"

Note: this stair is not part of exit pathway



3 Spiral Stair Detail
Scale: 3/8" = 1'-0"

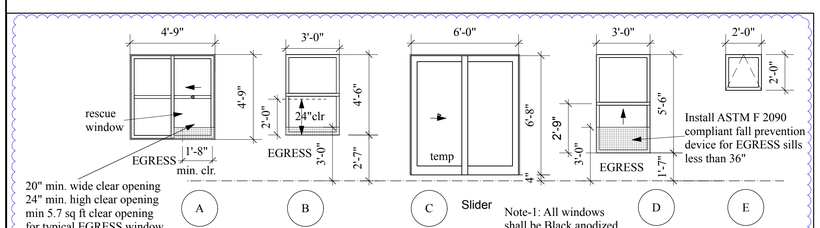
Schedule of Fire-resistive minimum concrete xcover for 3 hour rating at TYPE 1A Structural Elements:	
Columns	1.75"
Walls	1.75"
Slab	1.75"
Post-tension Slab	1.75"
All other concrete	1.75"

Deferred APPROVALS:

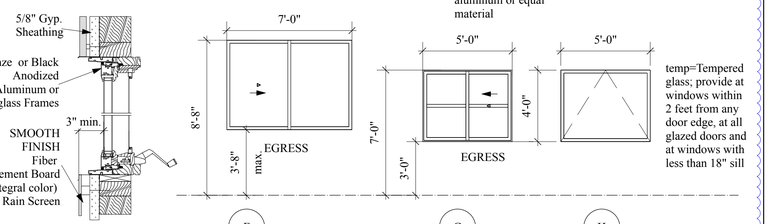
1) Fire Sprinkler System NFPA13 and Standpipe
2) Fire Alarm System (monitored per CFC)
3) ECCRS system
4) Tenant Improvements & Signage at Street Level frontages
5) Construction Barriers
6) KLAUS car lift systems

Deferred Submittals must be reviewed and approved by the Architect or Engineer of Record prior to submitting to the City of Daly City for review and approval per CBC 107.3.4.1

Solar Photovoltaic System to be installed under separate permit



Note-1: All windows shall be Black anodized aluminum or equal material



W Window Detail
Scale: 1 1/2" = 1'-0"
A4.02

Note-2: Fenestration U-Factors to match NRCC-PRF-01 fenestration assembly or better (See Sheet T24-1)

2 WINDOW SCHEDULE
Scale: 1/4" = 1'-0"

UNIT Breakdown:	9 - Studios 8 - 2 Bedrooms	
FLOOR	UNIT#	SIZE TYPE
2nd Floor-	Unit 201 =	267 sq ft Office/Retail
	Unit 202 =	423 sq ft Studio/ 1 ba
	Unit 203 =	423 sq ft Studio/ 1 ba
	Unit 204 =	423 sq ft Studio/ 1 ba
	Unit 205 =	715 sq ft 2 bdrm/ 2 ba
	Unit 206 =	727 sq ft 2 bdrm/ 2 ba
3rd Floor-	Unit 301 =	622 sq ft 2 bdrm/ 1 ba
	Unit 302 =	423 sq ft Studio/ 1 ba
	Unit 303 =	423 sq ft Studio/ 1 ba
	Unit 304 =	423 sq ft Studio/ 1 ba
	Unit 305 =	715 sq ft 2 bdrm/ 2 ba
	Unit 306 =	727 sq ft 2 bdrm/ 2 ba
4th Floor-	Unit 401 =	671 sq ft 2 bdrm/ 1 ba
	Unit 402 =	423 sq ft Studio/ 1 ba
	Unit 403 =	423 sq ft Studio/ 1 ba
	Unit 404 =	423 sq ft Studio/ 1 ba
	Unit 405 =	730 sq ft 2 bdrm/ 2 ba
	Unit 406 =	727 sq ft 2 bdrm/ 2 ba

BUILDING DATA: Gross Areas	
Subtotal - Basement Level	**460** sf
1st Floor	
Retail & Office	620 sf
Vehicle Stackers	460 sf
Residential Circulation/Lobby	696 sf
Recycling / Trash	132 sf
Parking & Turnouts	2,490 sf
Transformer	143 sf
Subtotal - 1st Floor	**4,541** sf
2nd Floor Residential (incl. 465 sf 2nd flr Office/Janitor)	**2,711** sf
3rd Floor Residential	**3,333** sf
4th Floor Residential	**3,397** sf
Circulation (2nd-4th)	**2,043 sf**
Subtotal - Gross Residential	**10,484** sf
TOTAL GROSS Sq Ftg	**16,485** sf

BUILDING OCCUPANCIES: 2019 CBC

Ground Floor: B Occupancy - Office
S2 Occupancy - Private Parking Garage

Floors 2 thru 4: R2 Occupancy - Residential

2nd flr = 2711/200 = Occupant load of 14
3rd flr = 3333/200 = Occupant load of 17
4th flr = 3397/200 = Occupant load of 17

BUILDING AREA ALLOWANCE: 2019 CBC
Gross Areas:
M/S Occupancy-
Basement +Parking/Ground/1st floor [Story Type 1A]
1st Floor **4,541** sf (Type 1A)
R-2 Occupancy-
2nd-4th Floors Residential **11,484 sf** (Type 5A)
[4262sf, 4108sf & 4193sf]

From Equation 5-5 & Table 506.2
Allowable Increase based on Frontage *If* =[F/P - 0.25]W/30
F=50', P=300', W=60'
[.167-.25]2 = .0833 = **8.33% Increase** allowed based on Frontage / Per 506.2, 36,000 allowed for Type 5A, fully sprinklered floors x .0833 = 5997.6 sq ft increase allowed
5,998 + 36,000 = 41,998 sq ft allowed
Proposed area, all floors = **16,485** sq ft proposed

Planning Code Data

Planning Zones: C-1 Light Commerical & R-3 Multi-Family
Height : 45° angle from point 36 feet at Centerline frontage
Lot Size: 50 x 100 feet (approx)
Lot Area: 5097 square feet (from Survey data)
Existing Use: Vacant Lot /Parking lot
Proposed Use: 17 Unit Mixed Use Building w/ Office & Parking
4 Story Rental Apartment Building
Affordable Units: State Density Bonus / In Lieu Fee
Parking required (per bedroom)
Studios = 9 studios x 1 = 9.0 bdrms
One Bedrooms = none
Two Bedrooms = 8 2-bedroom x 2 = 16.0 bdrms
Total = 25 Residential Spaces required

Retail Parking required= 3 Retail [5097 sf lot size x 15%=765 sf; 1/300sf]
[Retail-1st flr=620 sf + 2nd flr=267 sf = 887 sf total retail]
State Density Bonus allows 0.5 spaces / bedroom = 12.5 Residential

Adding allowable 20% Reduction for Mixed Use for 12.5 spaces
12.5 less 20% = 10 Residential + 2.4 Retail = 12.4 spaces Required

No. of Proposed Parking: 13 Vehicular spaces Proposed
11 mechanically parked(Residential*), 1 (Private*) Retail space,
1 ADA Van space(Residential*) [2% of 11 spaces = 0.34 = 1]
[*Restricted parking space assigned to dwelling or retail, no public access]

Residential Open Space:
Minimum **Required** 17 units x 150 sf/unit = **2550 sq ft**

6 units w/ private decks (less than 150 sq ft) = 900 sq ft
Additional Open Space Provided as Common:
Proposed Common Deck at Roof Level: 1650 sq ft

Total Open Space (Decks) **Provided** : **2550 sq ft**

Note:
Designated accessible parking for the dwelling unit shall be provided upon request of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage, etc.) that are available for other residents. Per CBC§1109A.6

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NEW 17-UNIT MIXED USE BUILDING
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APN# 006-244-080

for
Eric Kenneally
(415) 672-5125

Date(submittal) 6/21/18
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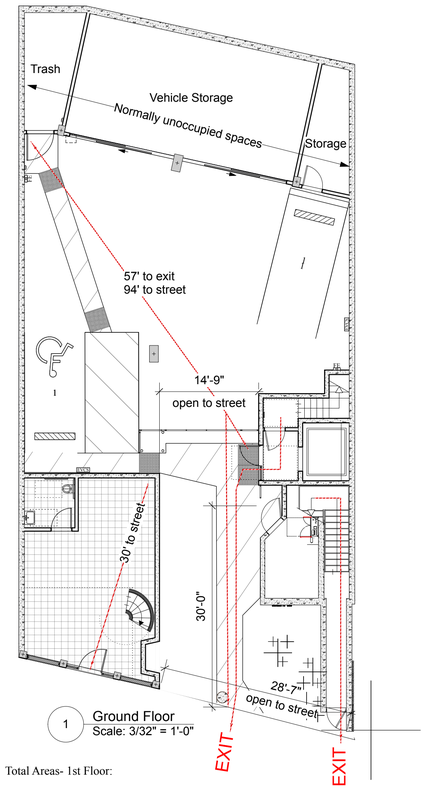


1 Ground Floor
Scale: 3/32" = 1'-0"

Total Areas- 1st Floor:

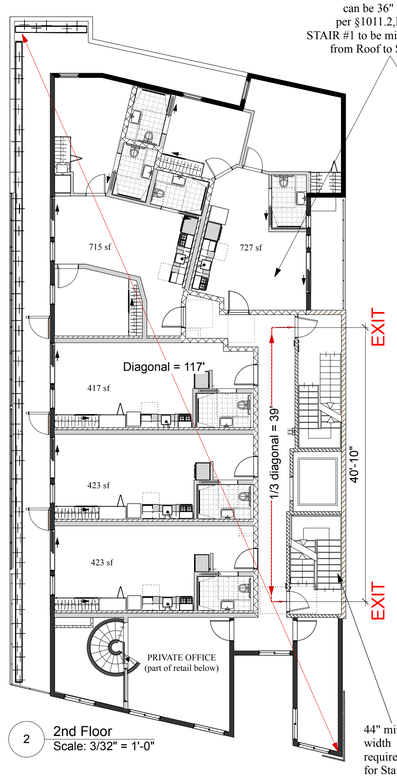
630 sf Car Storage
2000 sf Parking Garage
1053 sf Stor.,Elec Rm, Trash, Transformer

3683sf = Parking gross
3683 sf / 200 [U occ] =19 occ

per§1006.2.1, 1 Exits req'd

555 sf = Retail gross
B2 Occupancy factor= 150
Total Occupants = 4
1 Exit required

Occupant load of 17(max); < 50, therefore one stair can be 36" wide per §1011.2,Exc.1
STAIR #1 to be min 44" from Roof to Street



2 2nd Floor
Scale: 3/32" = 1'-0"

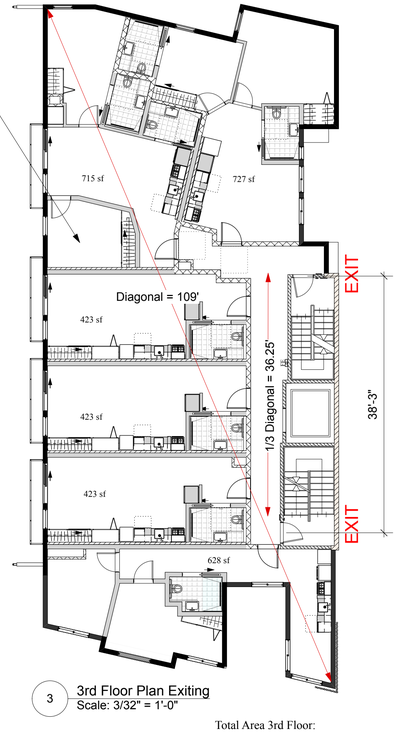
44" min width required for Stair #1 as Accessible Route

Total Area 2nd Floor:
2711 sf = Residential [R2]

Residential [200]= 11 occ
Total Occupants = 11 occ

2 Exits required

Egress width - 0.3*11= 36" min.
Stair width = 44" for Stair 1
36" for Stair 2



3 3rd Floor Plan Exiting
Scale: 3/32" = 1'-0"

Total Area 3rd Floor:

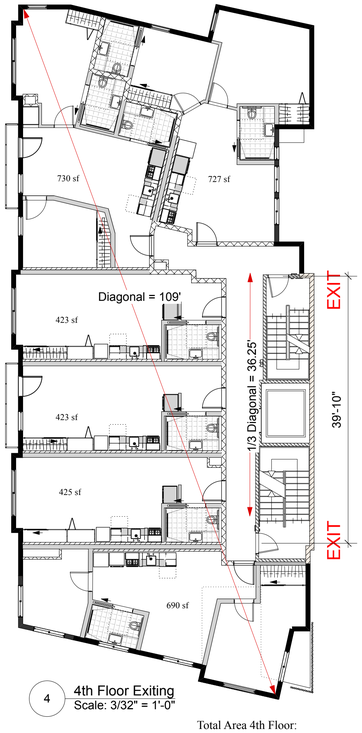
3333 sf = Residential [R2]

Residential [200]= 17 occ

Total Occupants = 17 occ

2 Exits required

Egress width - 0.3*17= 36" min.
Stair width = 44" for Stair 1
36" for Stair 2



4 4th Floor Exiting
Scale: 3/32" = 1'-0"

Total Area 4th Floor:

3397 sf = Residential [R2]

Residential [200]= 17 occ

Total Occupants = 17 occ

2 Exits required

Egress width - 0.3*17= 36" min.
Stair width = 44" for Stair 1
36" for Stair 2

NOTE:

Main Roof Deck to have wall mounted exterior signage:

Install 60" to center of sign from deck

10"

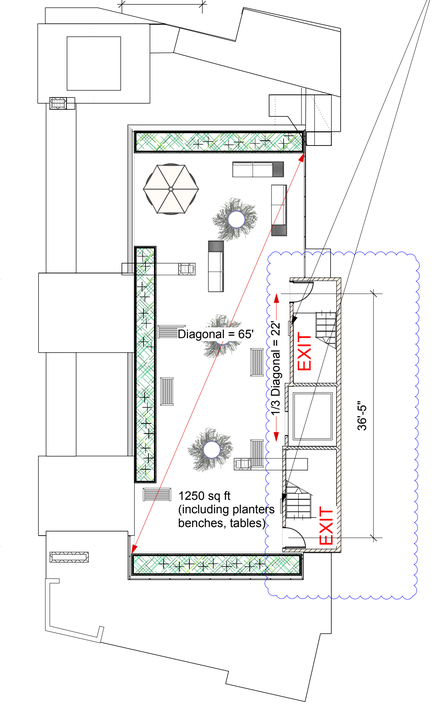
maximum occupancy 49 persons

Deck 5

15"

1250/15 [Common, Private R-2 Deck] = 83 occupants (Limited to 49 MAX)
2 Exits provided

This private deck shall be limited to a MAXIMUM of 49 persons per House Rules in order to maintain R2 Occupancy standards
-SIGNAGE REQUIRED to be POSTED



7 Roof Deck Exiting
Scale: 3/32" = 1'-0"

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for
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APN# 006-244-080

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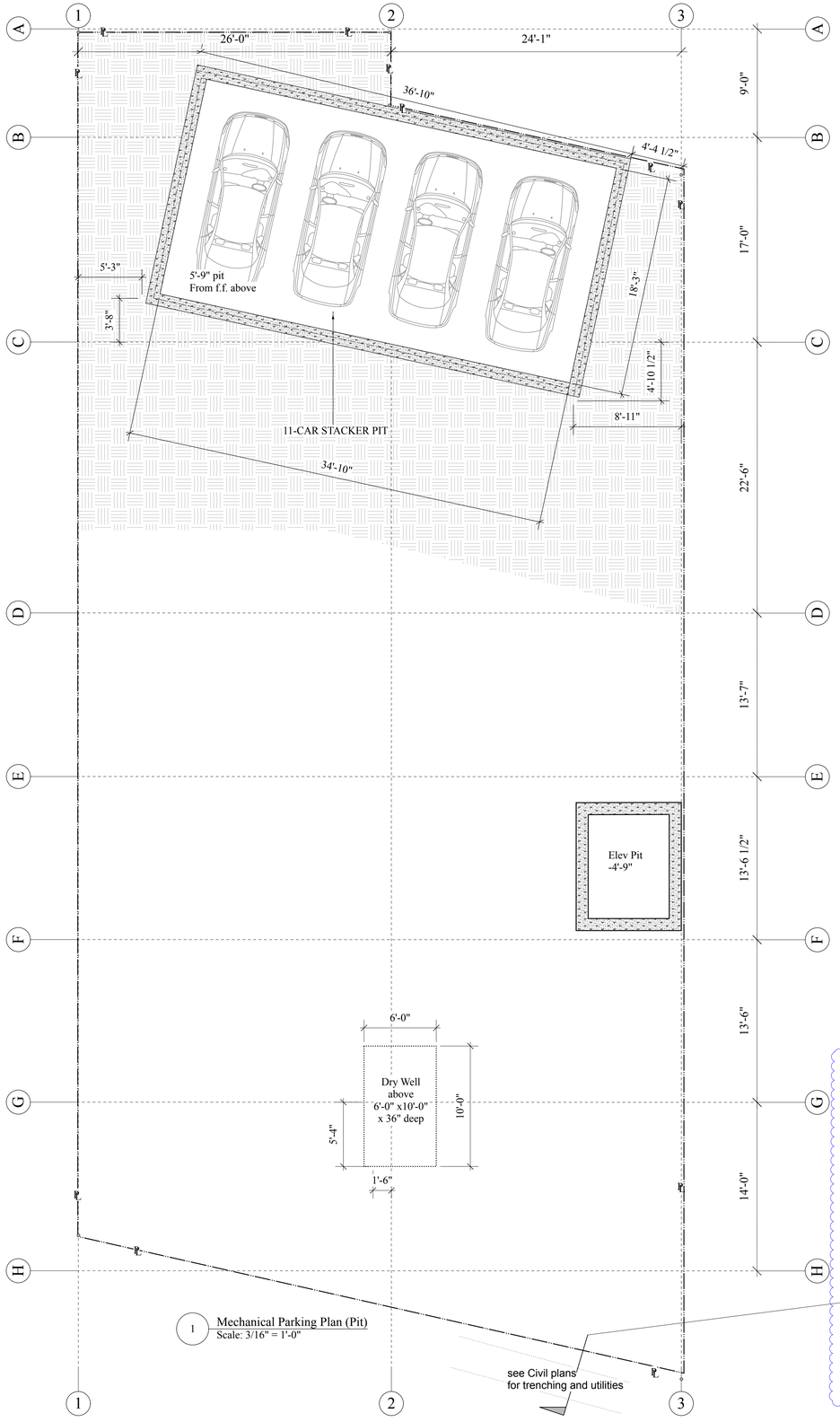
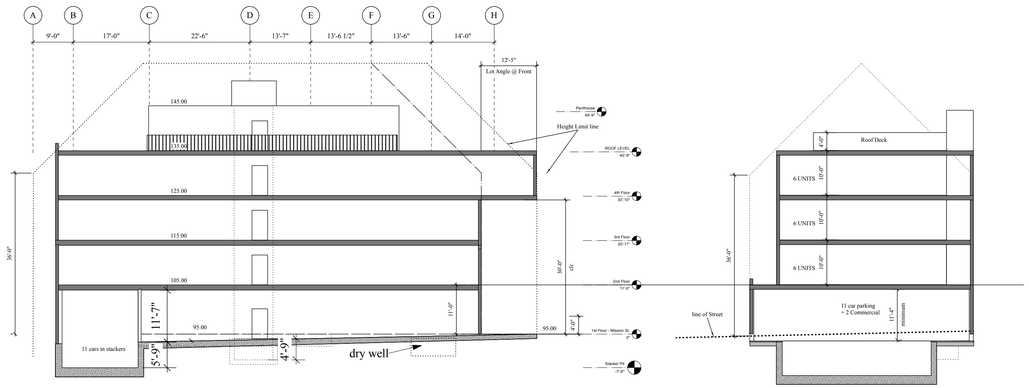
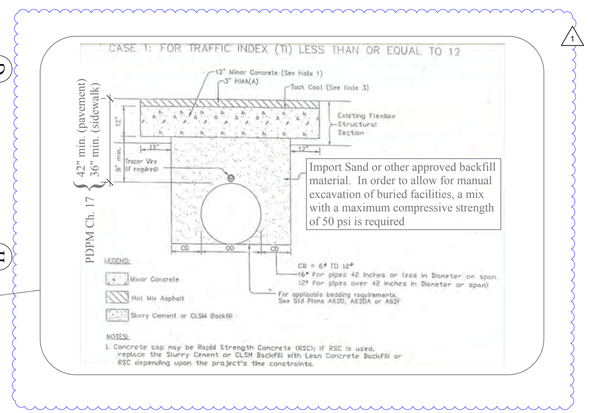


1 Mechanical Parking Plan (Pit)
Scale: 3/16" = 1'-0"



2 Building Sections
Scale: 1/16" = 1'-0"



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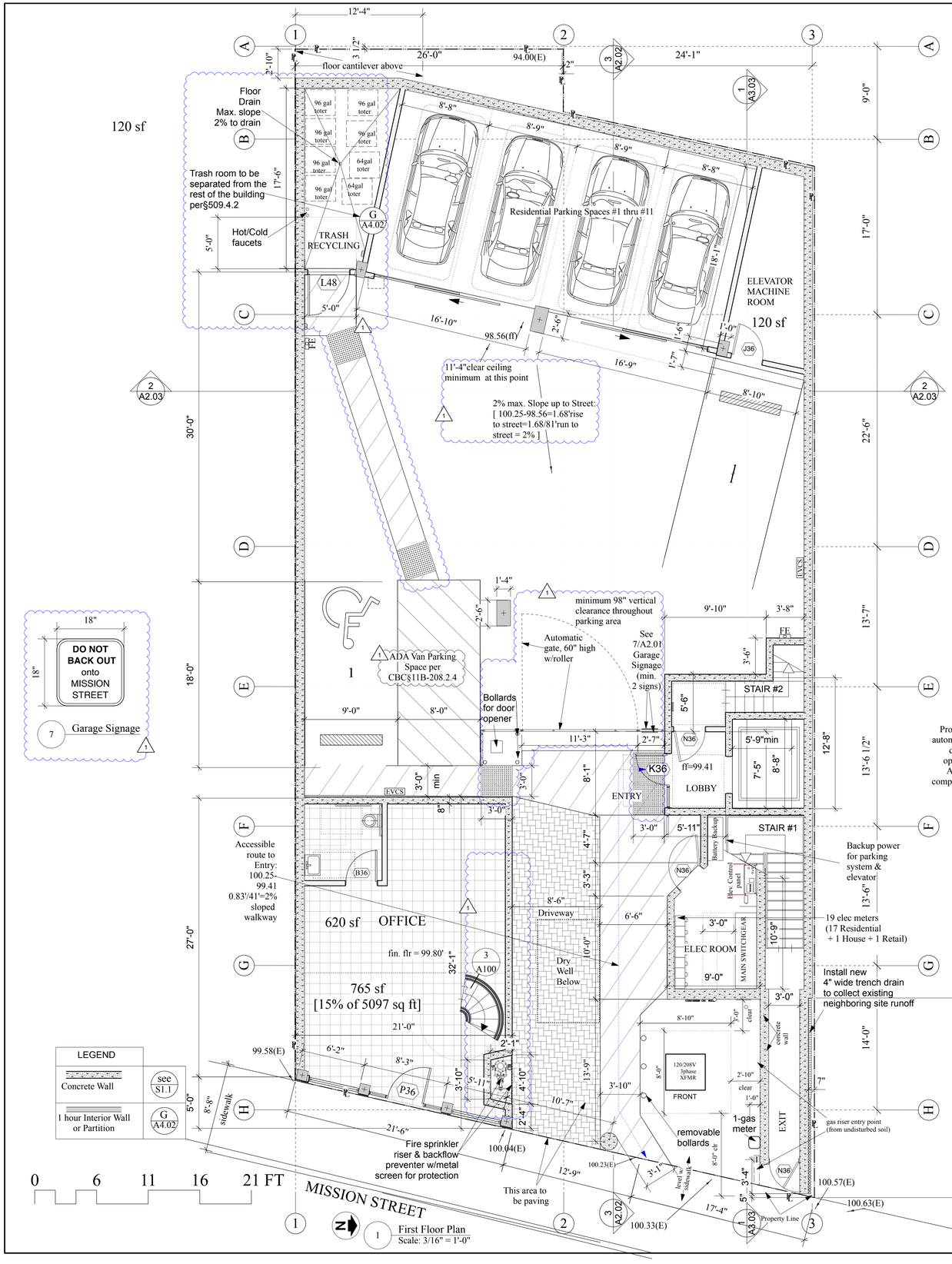

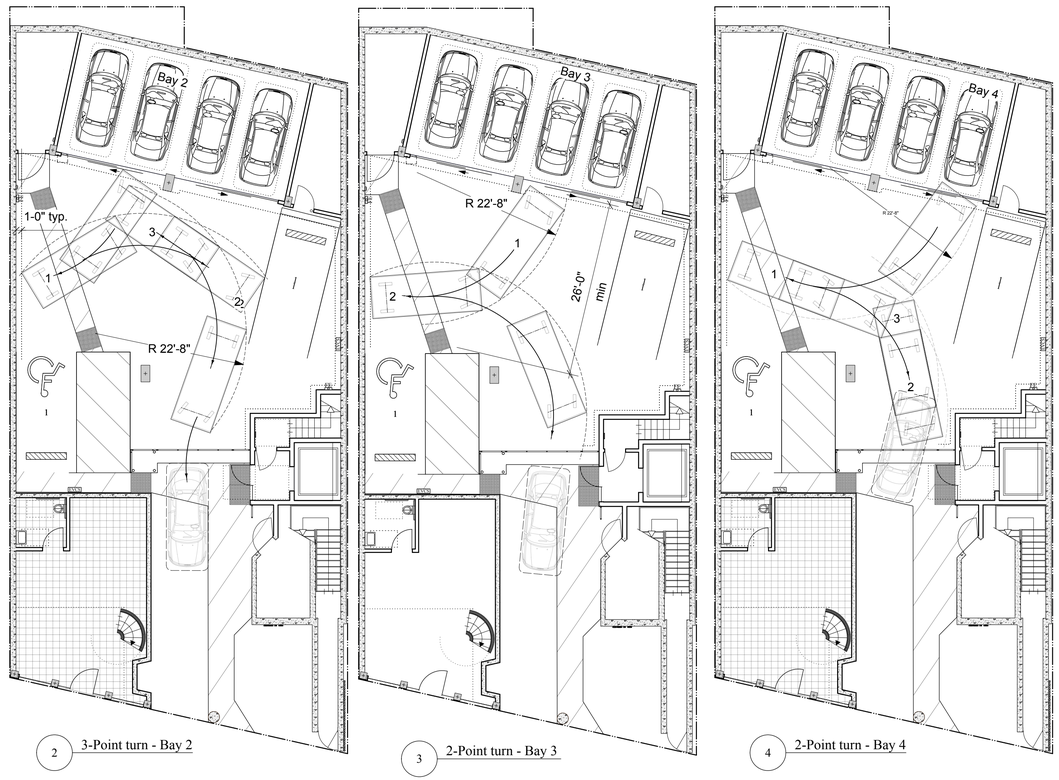

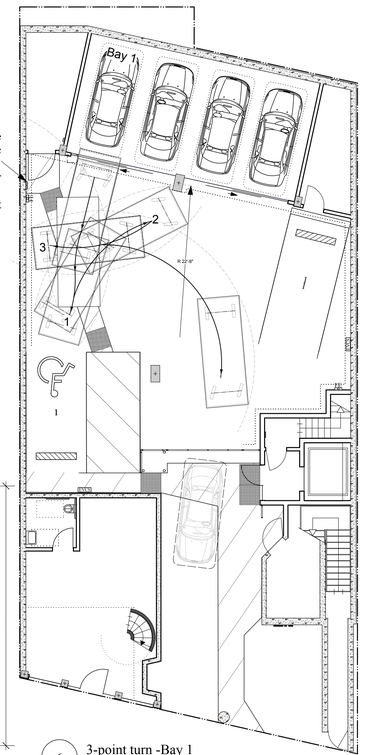

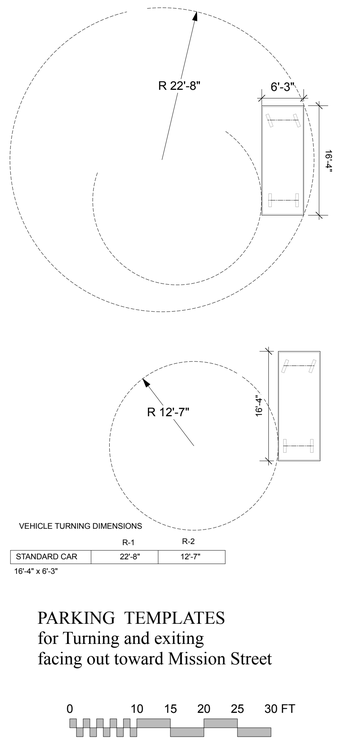

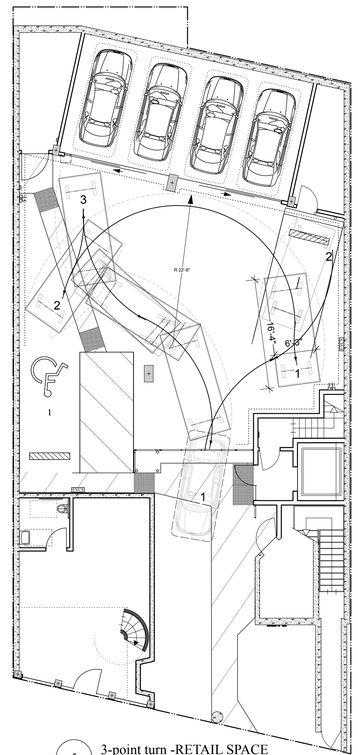

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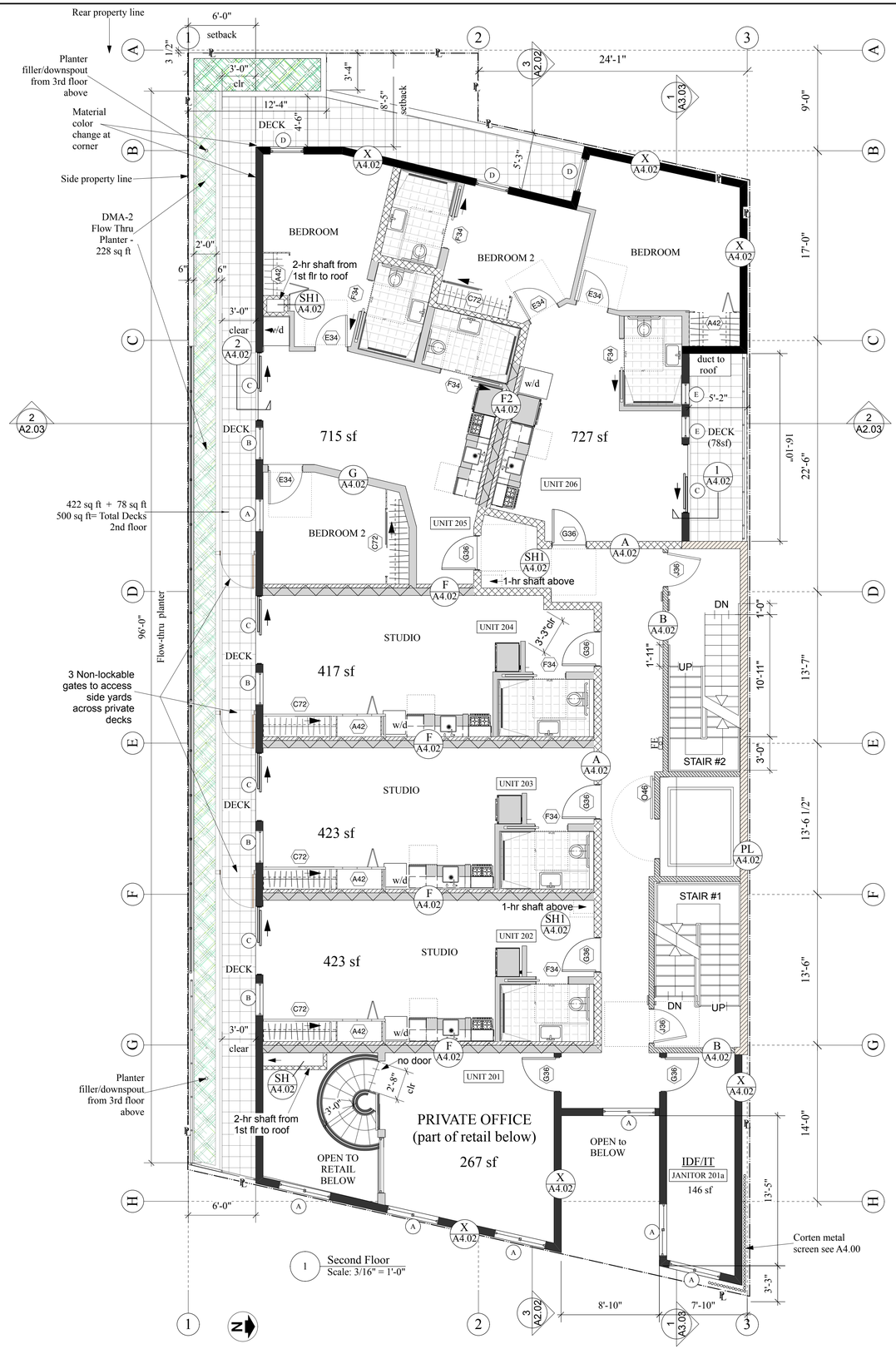

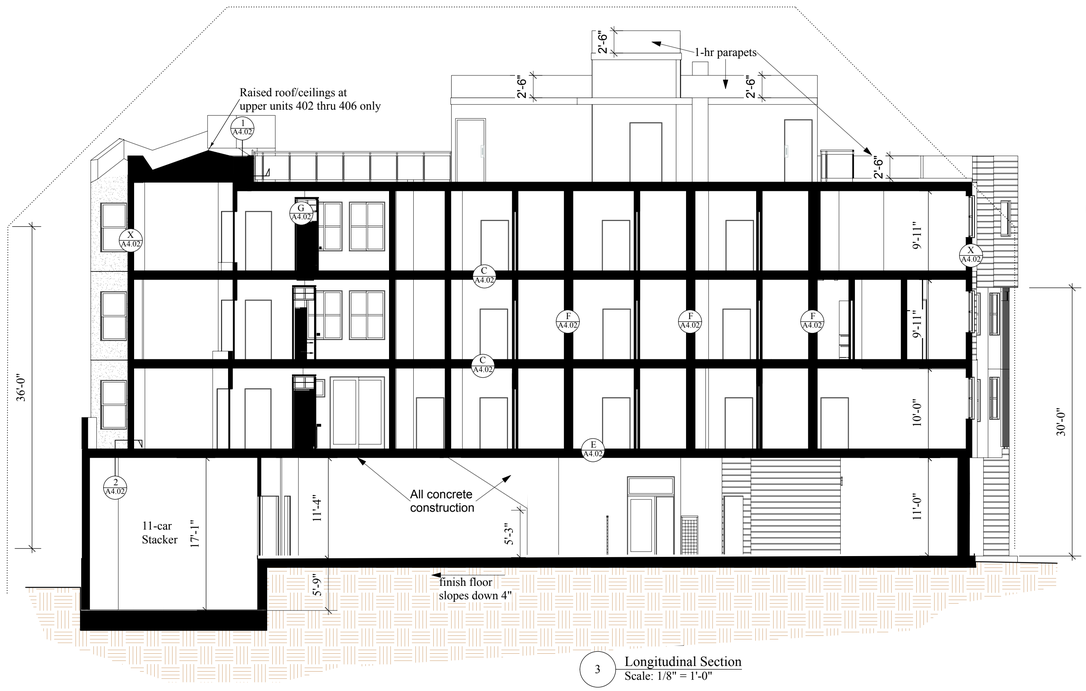

3 Longitudinal Section
Scale: 1/8" = 1'-0"

TABLE 721.1(1)—continued
MINIMUM PROTECTION OF STRUCTURAL PARTS BASED ON TIME PERIODS FOR VARIOUS NONCOMBUSTIBLE INSULATING MATERIALS[m]

STRUCTURAL PARTS TO BE PROTECTED	ITEM NUMBER	INSULATING MATERIAL USED	MINIMUM THICKNESS OF INSULATING MATERIAL FOR THE FOLLOWING FIRE-RESISTANCE PERIODS (inches)			
			4 hours	3 hours	2 hours	1 hour
4. Bonded or unbonded post-tensioned tendons in pre-stressed concrete[e, i]	4-1.1	Carbonate, lightweight, sand-lightweight and siliceous[f] aggregate concrete Unrestrained members: Solid slabs[h] Beams and girders[j] 8" wide greater than 12" wide	— 3	2 4 1/2 2 1/2	1 1/2 2 1/2 2	— 1 3/4 1 1/2
	4-1.2	Carbonate, lightweight, sand-lightweight and siliceous aggregate Restrained members:[k] Solid slabs[h] Beams and girders[j] 8" wide greater than 12" wide	1 1/4 2 1/2 2	1 2 1 3/4	3/4 1 3/4 1 1/2	— — —

NOTE:
For entire Post-Tensioned concrete TYPE1A Structure, provide minimum cover to all steel reinforcing according to the Table above to achieve 3 hour fire resistive rating for all columns, beams and slab

2-hour Exterior Wall	PL A4.02
2 hour Enclosure	B A4.02
1 hour (min.) Interior (unit/corridor wall)	A A4.02
1 hour (min.) Interior (unit/unit- 1 furred wall)	F A4.02
1 hour (min.) Interior (unit/unit- 2 furred walls)	F2 A4.02
1 hour Interior Wall or Partition	G A4.02
1 hour Exterior Wall	X A4.02

REVISIONS

BY	REVISIONS
	05-15-20
	07-20-20
	12-02-20
	2-08-21
	1 12-09-21

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for
Eric Kenneally
(415) 672-5125

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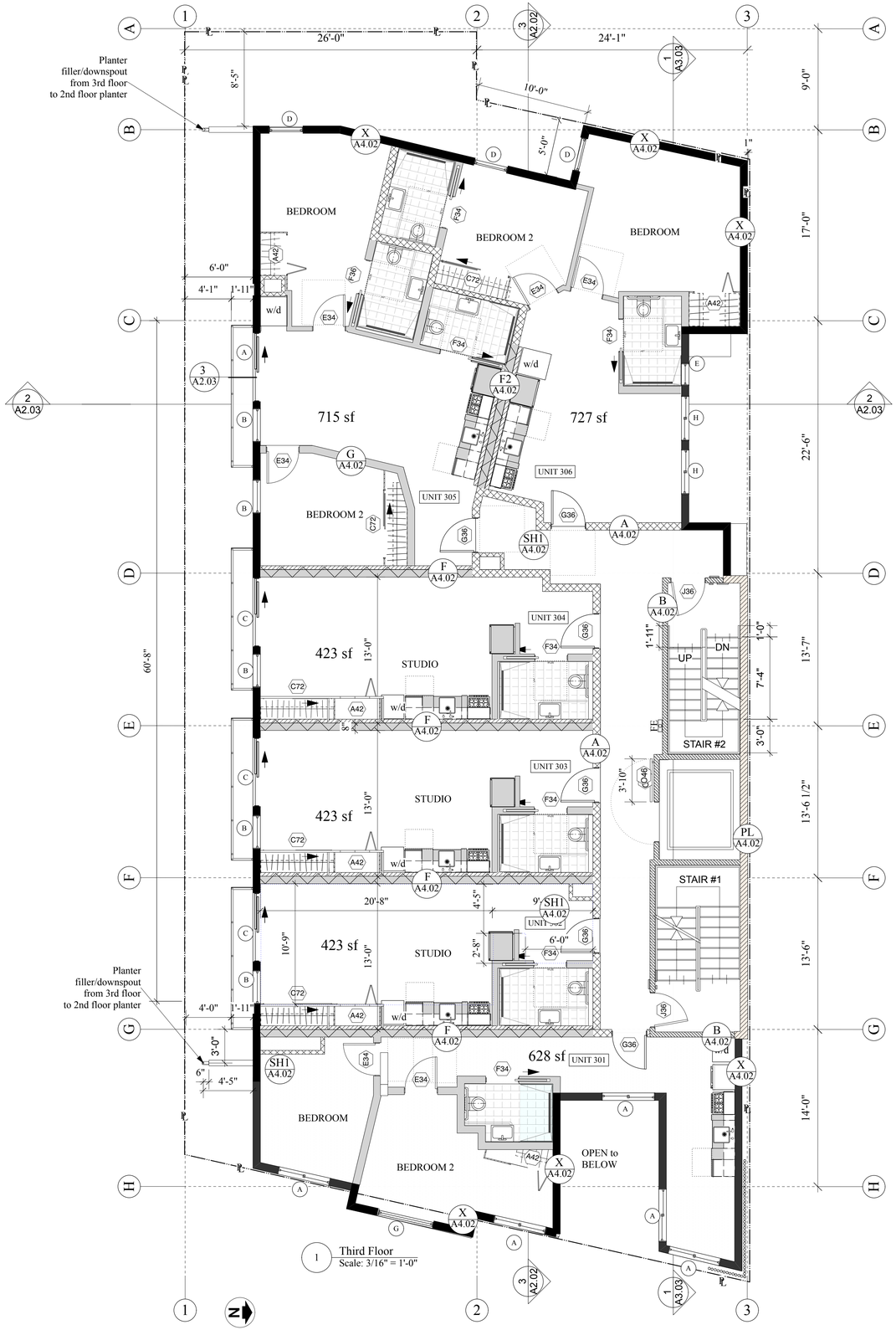
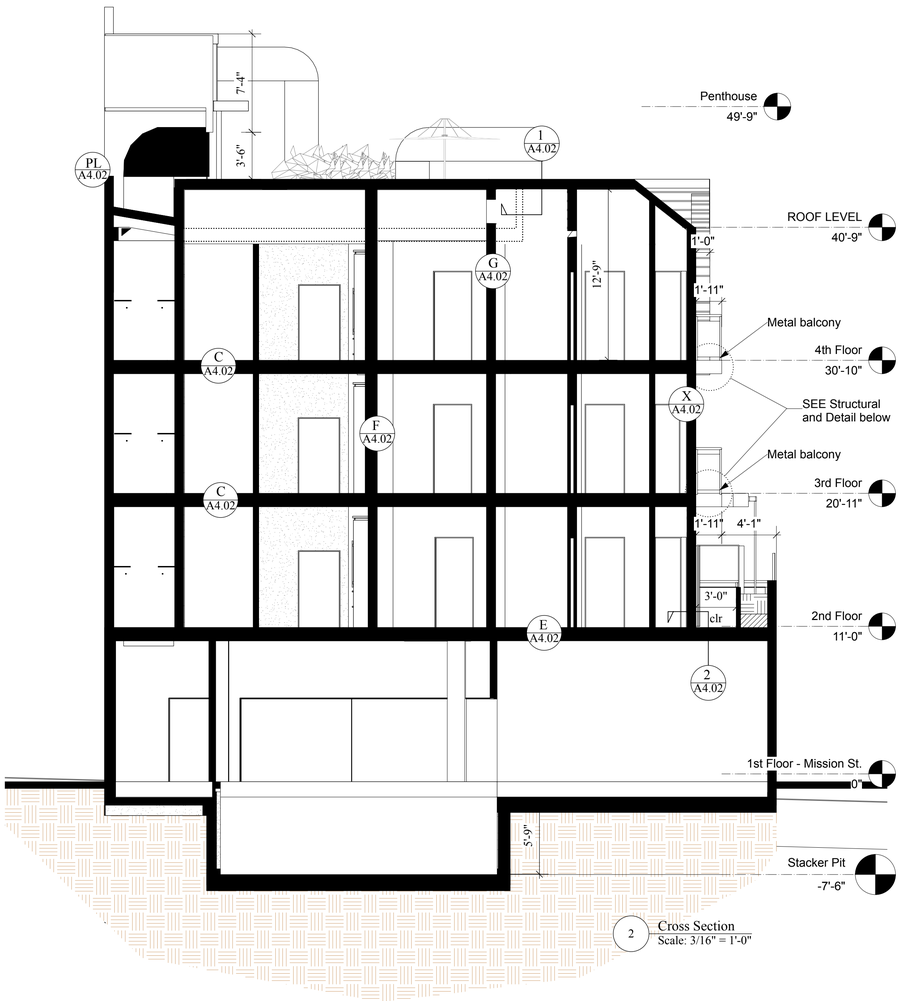
Daly City, California

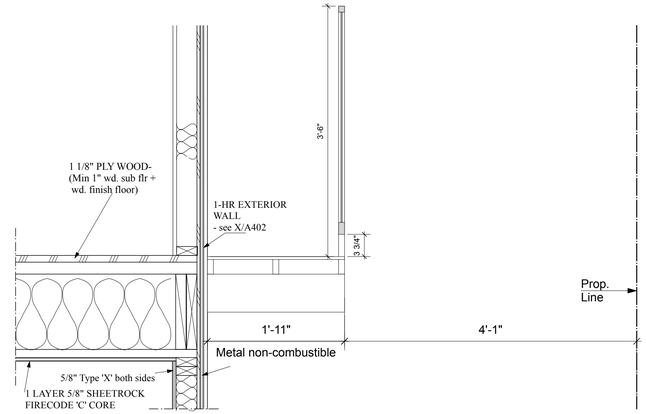
APN# 006-244-080

Date (submittal)	6/21/18
Scale	varies
Drawn	SA
Job	
Sheet	A2.02
Of	Sheet





2-hour Exterior Wall	PL A4.02
2 hour Enclosure	B A4.02
1 hour (min.) Interior (unit/corridor wall)	A A4.02
1 hour (min.) Interior (unit/unit- 1 furred wall)	F A4.02
1 hour (min.) Interior (unit/unit- 2 furred walls)	F2 A4.02
1 hour Interior Wall or Partition	G A4.02
1 hour Exterior Wall	X A4.02



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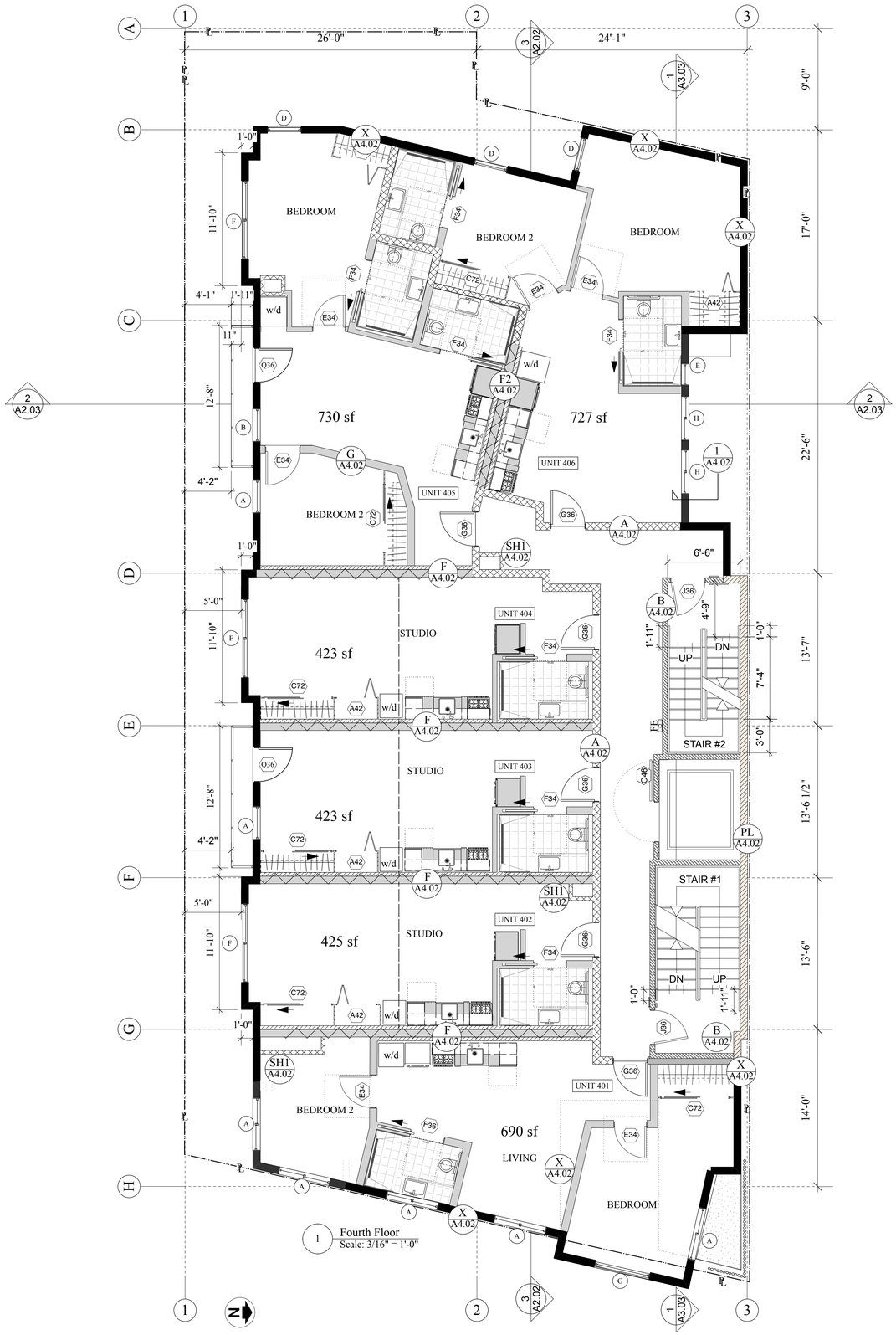
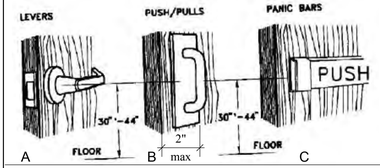


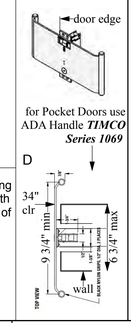
DOOR HARDWARE



4.13.9* Door Hardware. Handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate.

Lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. When sliding doors are fully open, operating hardware shall be exposed and usable from both sides. Hardware required for accessible door passage shall be mounted no higher than 48 in (1220 mm) above finished floor.

DOOR SCHEDULE



a) All required fire-rated door assemblies shall be labeled by an approved agency. The labels shall comply with NFPA 80 and shall be permanently affixed to the door and frame. The label shall show the name or identification of the manufacturer, the name or trademark of the third-party inspection agency, the fire protection rating (e.g., 90-minute) and, where applicable, the maximum transmitted temperature end point. CBC 716.5.7

b) At 20 minute rated corridor doors both door and frame shall bear an approved label showing the name of the manufacturer, the name or trademark of the third-party inspection agency, the fire protection rating (i.e., 20 minute) followed by the letter "S" on the fire rating label. Smoke and draft control door assemblies shall comply with UL 1784. CBC Section 716.5.7.3 and 716.5.3

MARK	SIZE {a	TYPE	RATING[a]	Clear Opening (minimum)	Hardware	notes
A	42" x 80"	Bi-Fold	NR	38"	B	Interior
B	36" x 80"	Swing	NR	32"	A	" "
C	72" x 80"	Slider/Wardrobe	NR	32"	B	" "
D	96" x 80"	Slider/Wardrobe	NR	45"	B	" "
E	34" x 80"	Swing Passage	NR	32"	A	" "
F	36" x 80"	Pocket Simple	NR	34"	D	" "
G	36" x 80"	Swing/Entry/Solid	20 min labeled[b]	34" w/closer	A	" "
H	36" x 80"	Swing/Entry/Glazed	20 min labeled[b]	34" w/closer	A	tempered
J	36" x 80"	Swing/Stair Encl.	90 min labeled	34" w/closer	A	
1 K	36" x 80"	Swing/24" sidelite	90 min labeled	36" w/closer	C	90 min glazed unit
L	48" x 80"	Swing	45 min labeled	46" w/closer	C	Trash room
M	72" x 80"	Dbl Swing	60 min labeled	66" w/closer	A	Retail Storage
1 N	36" x 80"	Swing	90 min labeled	32"	C	Exit door/panic Hdwre
O	46" x 84"	Swing	20 min labeled[b]	magnetic hold open-See 11/A4.01		Elevator [cab door = 90 min]
P	36" x 80"	Swing	NR	32" min	A or B	Single Retail Tenant
1 Q	36" x 80"	Swing	NR	32" min	A	Glazed/tempered

Per CBC § 1132A.
i) Maximum operable weight of 8 ½ lbs for exterior doors, 5lbs for interior doors, and 15lbs for fire rated doors.
ii) Thresholds to be no higher than ½".
iii) A 10" smooth surface along the bottom of all doors, on the push side.
iv) Door signal devices at Unit Entry "G36" doors shall be mounted a maximum of 48" above the finished floor and connected to permanent wiring.

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2 hour Enclosure	B A4.02
1 hour (min.) Interior (unit/corridor wall)	A A4.02
1 hour (min.) Interior (unit/unit- 1 furred wall)	F A4.02
1 hour (min.) Interior (unit/unit- 2 furred walls)	F2 A4.02
1 hour Interior Wall or Partition	G A4.02
1 hour Exterior Wall	X A4.02

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AP# 006-244-080

for
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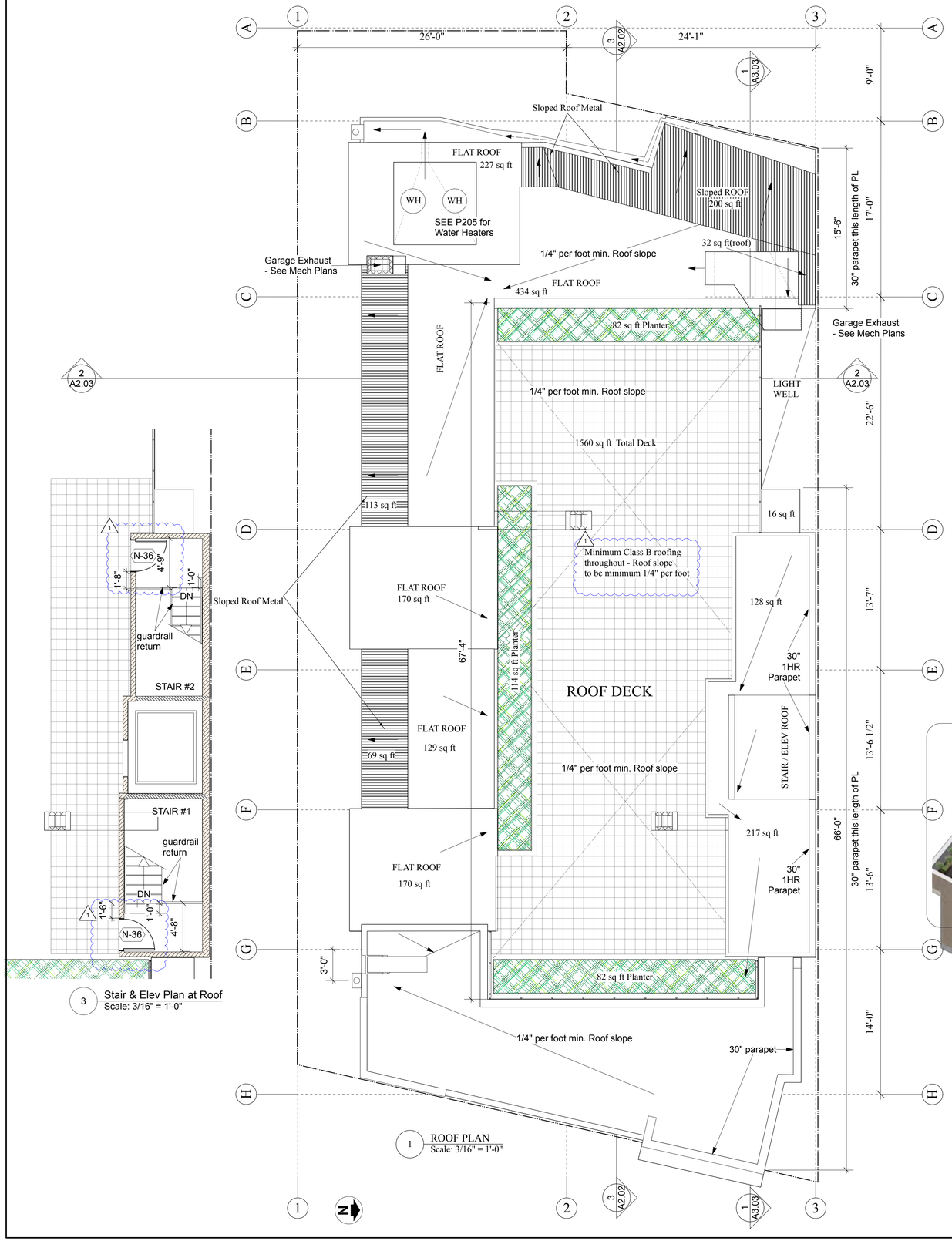
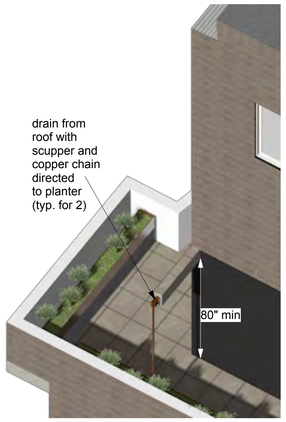
(415) 672-5125

Date (submittal)	6/21/18
Scale	varies
Drawn	SA
Job	
Sheet	A2.04
Of	Sheet

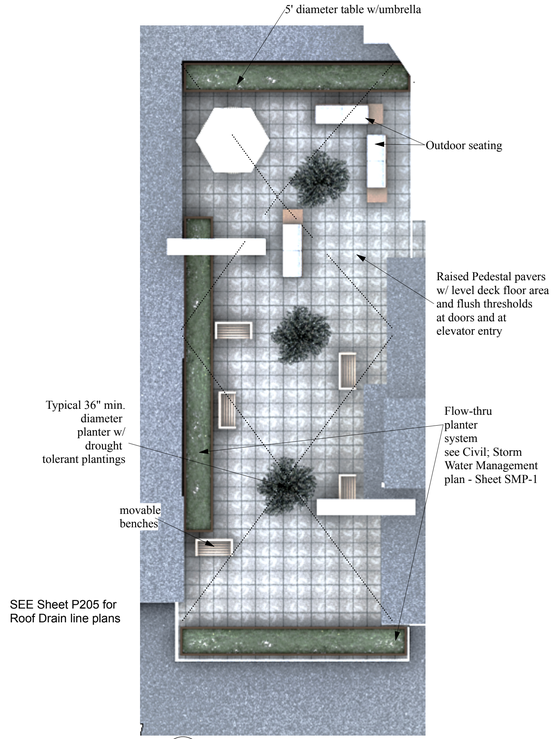


3 Stair & Elev Plan at Roof
Scale: 3/16" = 1'-0"

1 ROOF PLAN
Scale: 3/16" = 1'-0"



6 Downspout Detail
Scale: 1/4" = 1'-0"



5 ROOF DECK PLAN & Landscaping
Scale: 1/8" = 1'-0"

4 Roof Deck w/ Drain lines to Planters
Scale: 1/8" = 1'-0"

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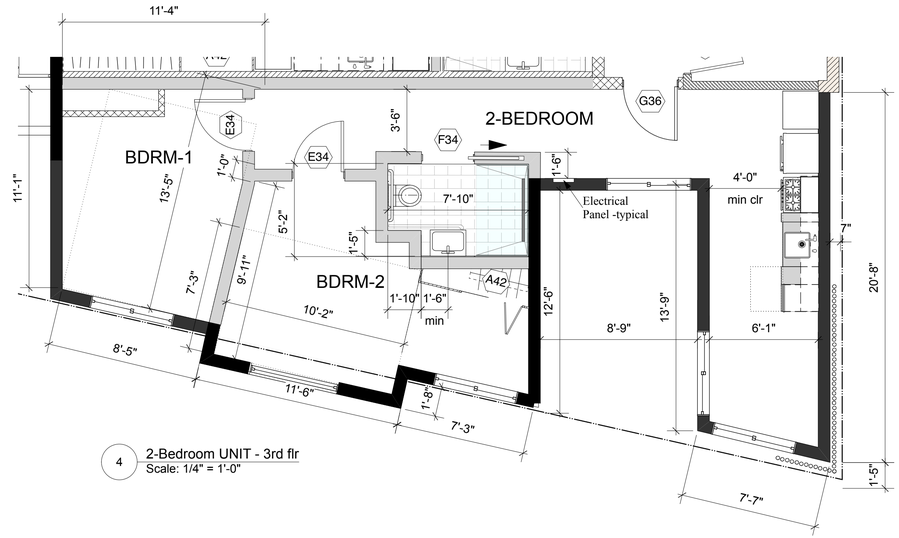
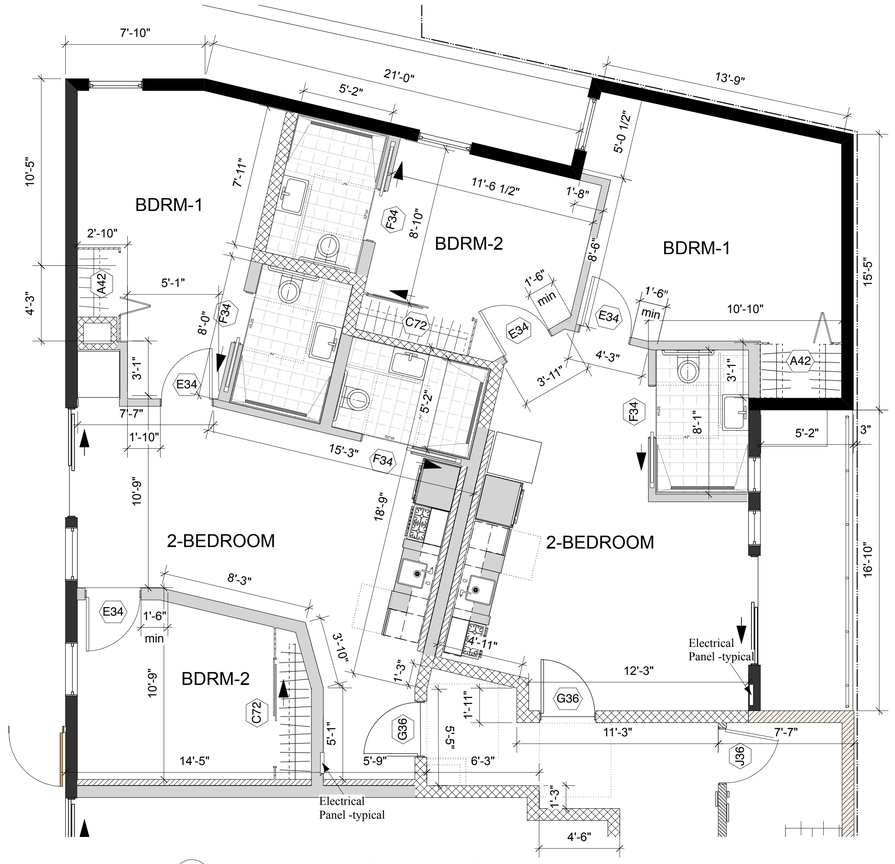
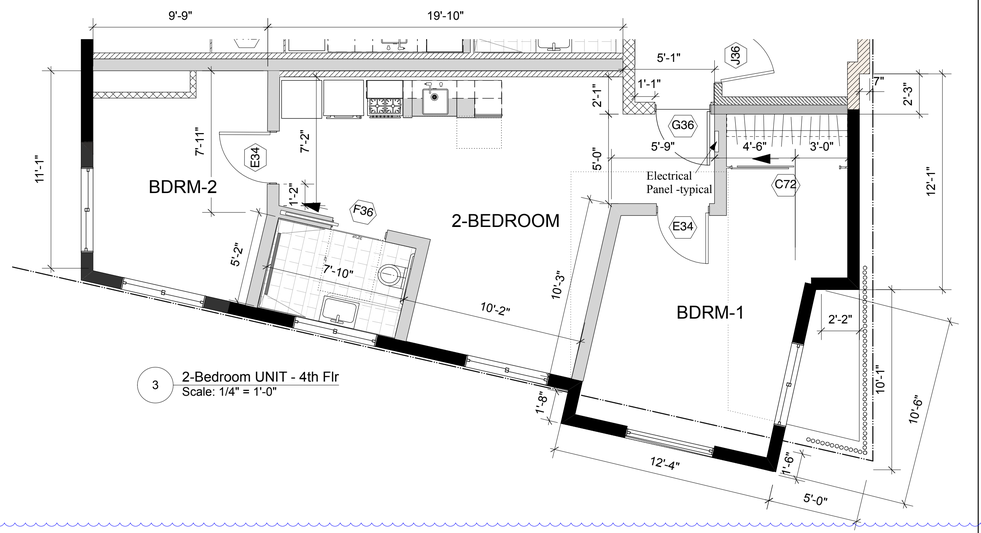


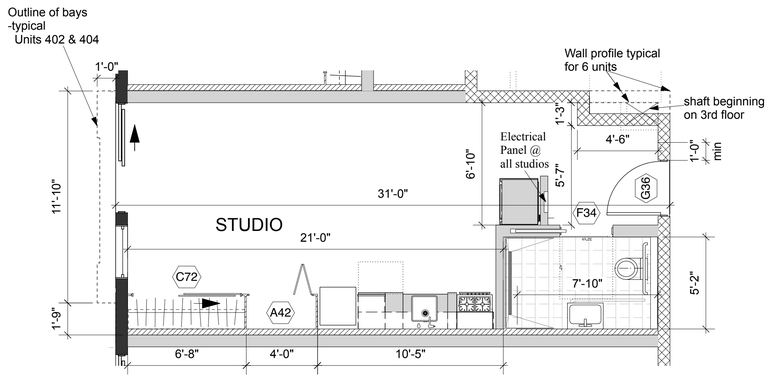
4 2-Bedroom UNIT - 3rd flr
Scale: 1/4" = 1'-0"



1 Typical 2-Bedroom UNITS 2nd,3rd & 4th flrs
Scale: 1/4" = 1'-0"



3 2-Bedroom UNIT - 4th Flr
Scale: 1/4" = 1'-0"



2 Studio UNIT - Typical for 9
Scale: 1/4" = 1'-0"

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Drawn	SA
Job	
Sheet	A2.06
Of	Sheet

2 Street View
Scale: 1/8" = 1'-0"

Min. 30'-0" clearance above transformer pad

1 EAST ELEVATION - Mission Street
Scale: 1/4" = 1'-0"

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Sheet	A3.01
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TYPICAL EXTERIOR SIDING

Cementitious panel siding
- smooth panel, charcoal
-textured panel, sand color
-horizontal panel/boards, tan

Note: No stucco

Penthouse 49'-9"

ROOF LEVEL 40'-9"

4th Floor 30'-10"

3rd Floor 20'-11"

2nd Floor 11'-0"

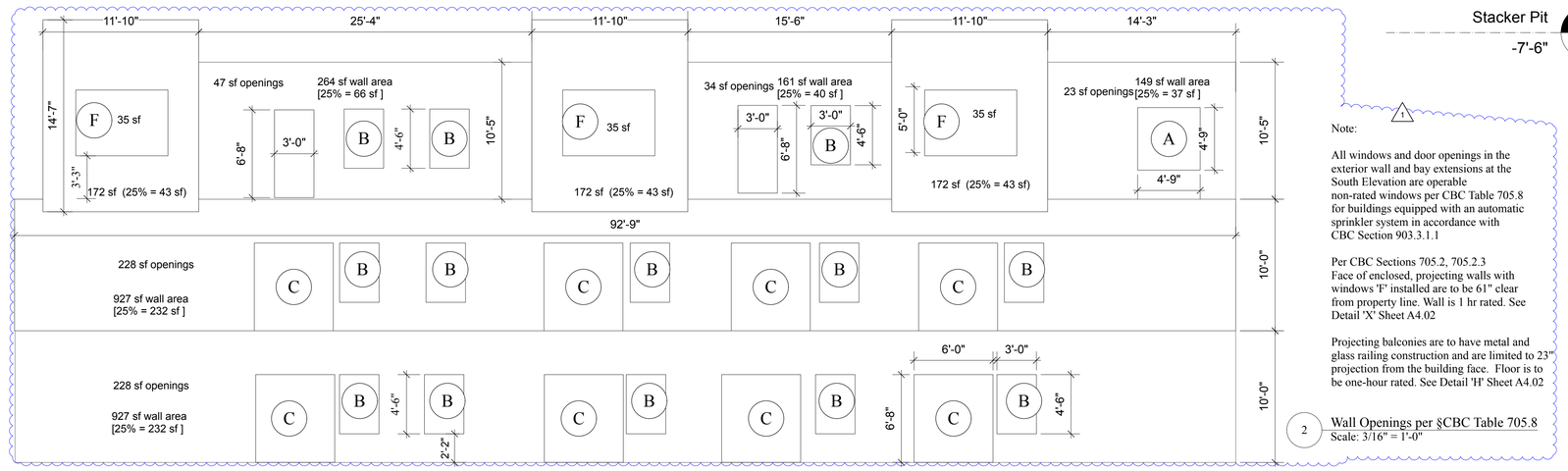
1st Floor - Mission St. 0"

Stacker Pit -7'-6"

3'-0"

5'-9"

1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



Note:

All windows and door openings in the exterior wall and bay extensions at the South Elevation are operable non-rated windows per CBC Table 705.8 for buildings equipped with an automatic sprinkler system in accordance with CBC Section 903.3.1.1

Per CBC Sections 705.2, 705.2.3 Face of enclosed, projecting walls with windows 'F' installed are to be 61" clear from property line. Wall is 1 hr rated. See Detail 'X' Sheet A4.02

Projecting balconies are to have metal and glass railing construction and are limited to 23" projection from the building face. Floor is to be one-hour rated. See Detail 'H' Sheet A4.02

2 Wall Openings per §CBC Table 705.8
Scale: 3/16" = 1'-0"

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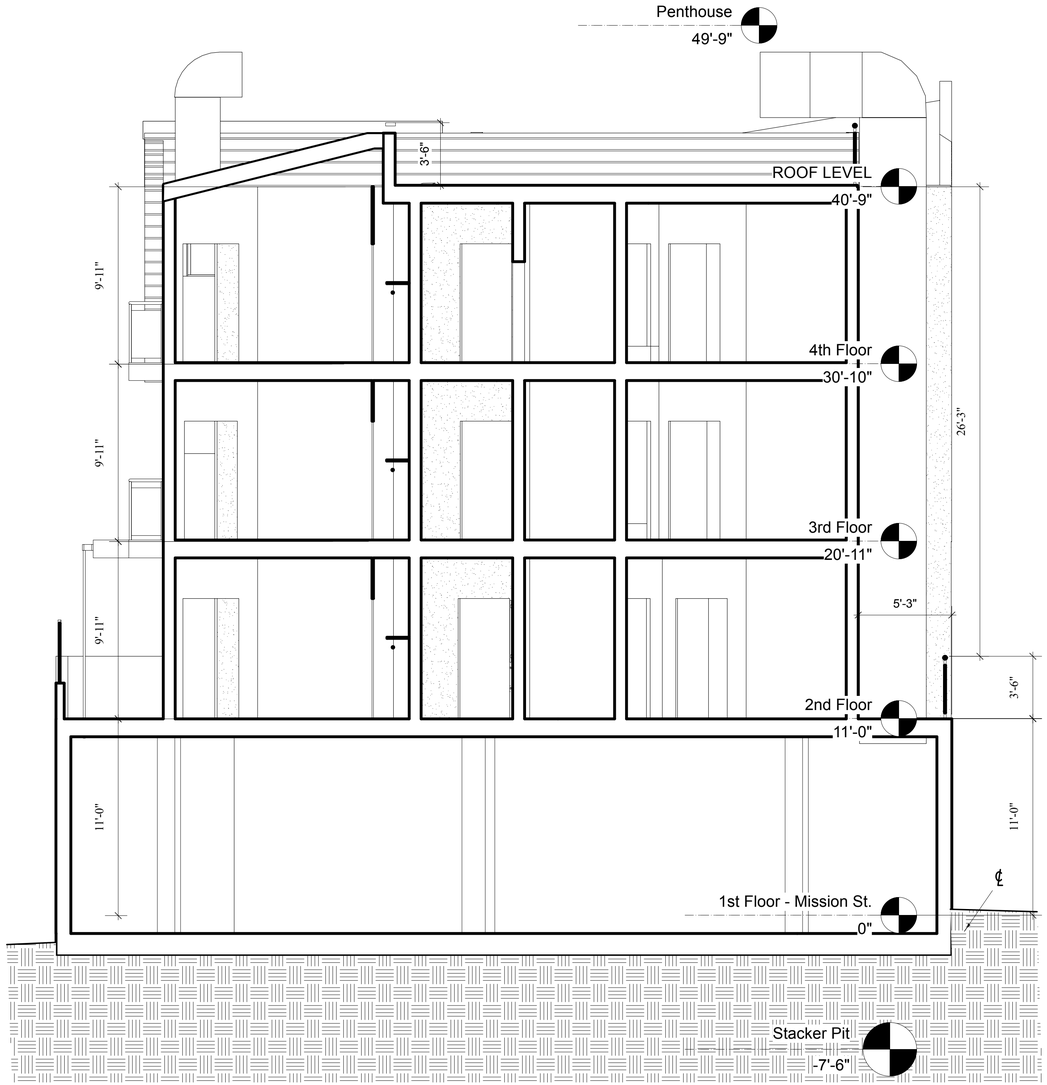

2 Section Looking North
Scale: 1/4" = 1'-0"

1 WEST ELEVATION
Scale: 1/4" = 1'-0"

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2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

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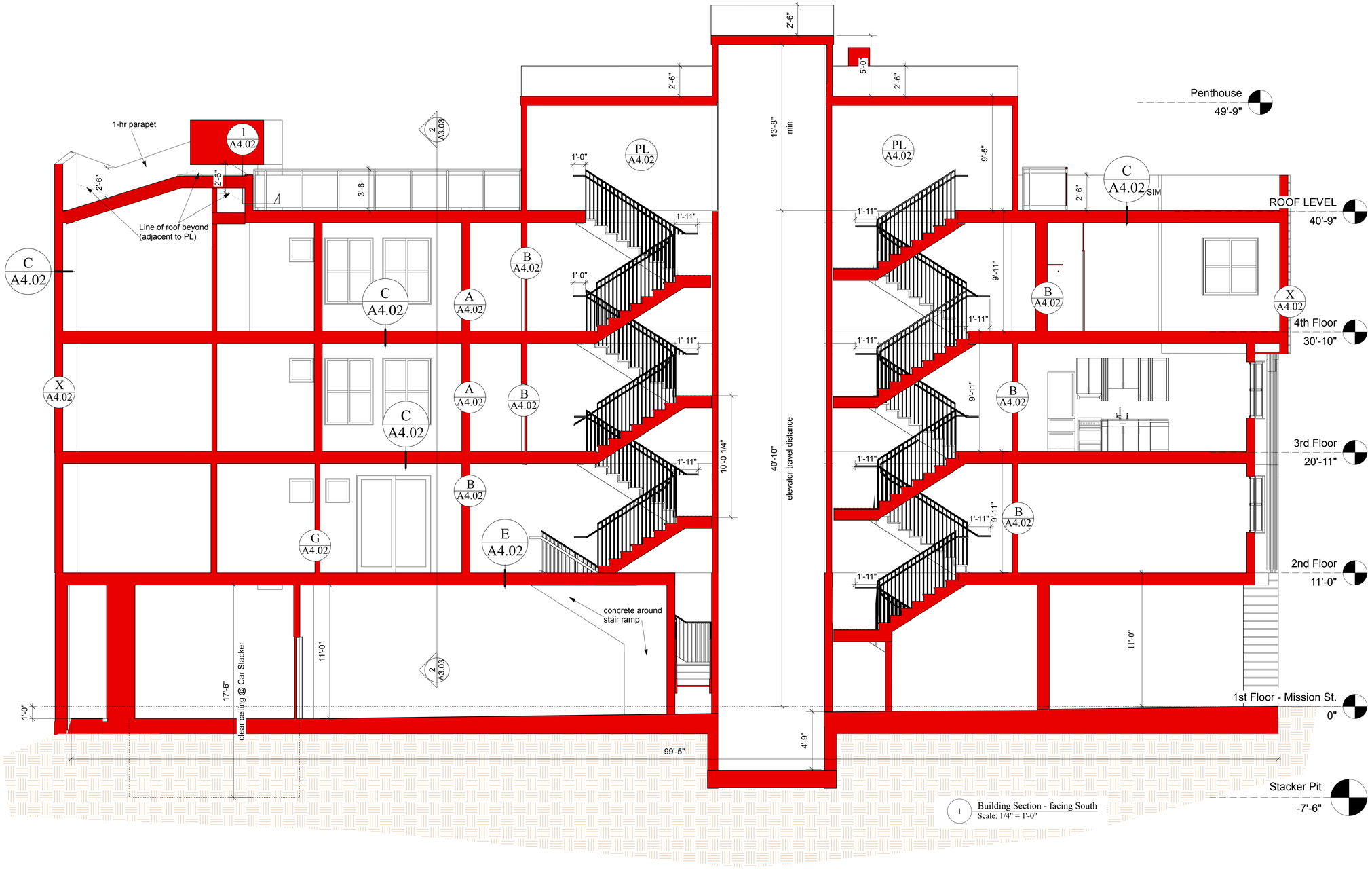

1 Building Section - facing South
Scale: 1/4" = 1'-0"

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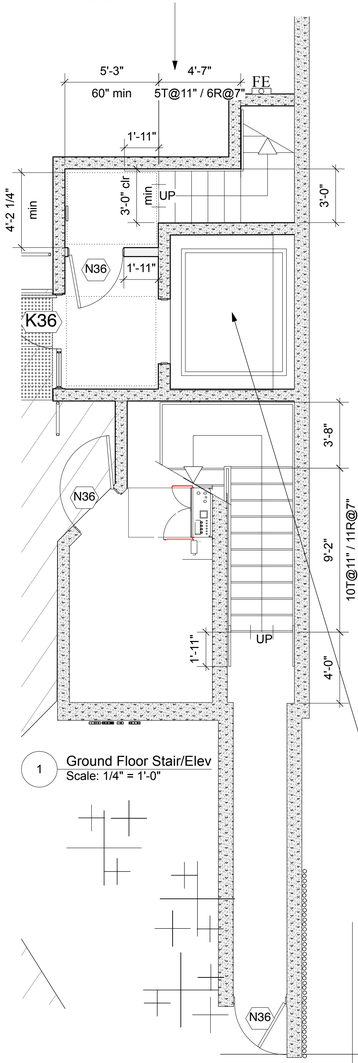
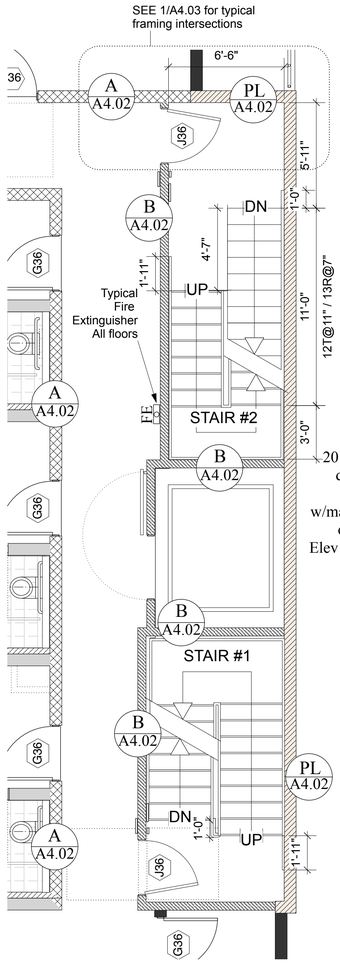
Of	Sheet

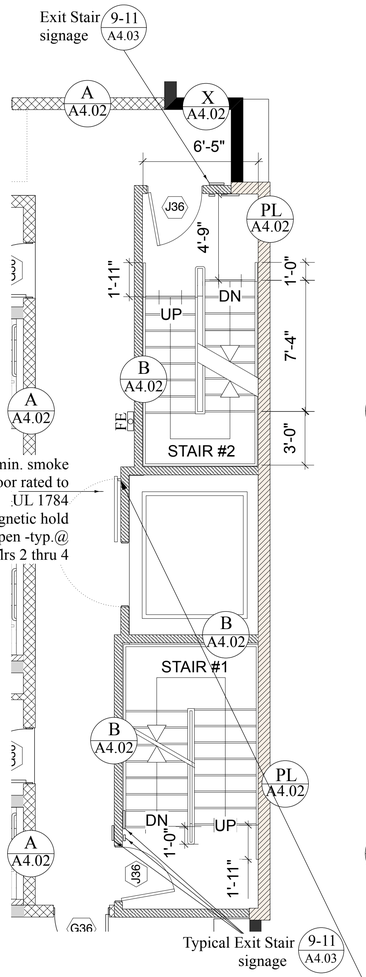
NOTE:
All Walls this level
to be of
Concrete construction
See Structural
Sheet S1.1



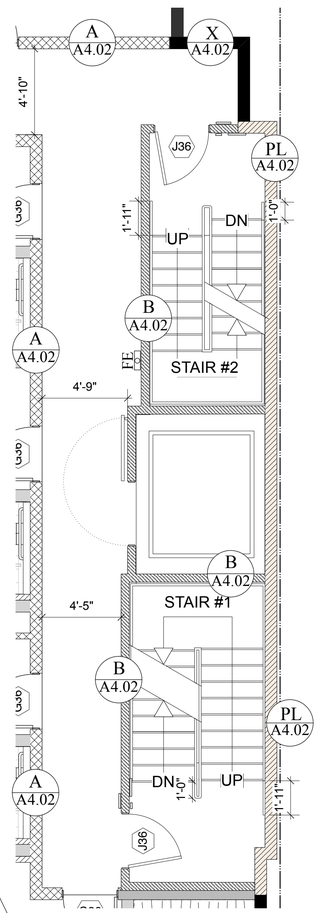
1 Ground Floor Stair/Elev
Scale: 1/4" = 1'-0"



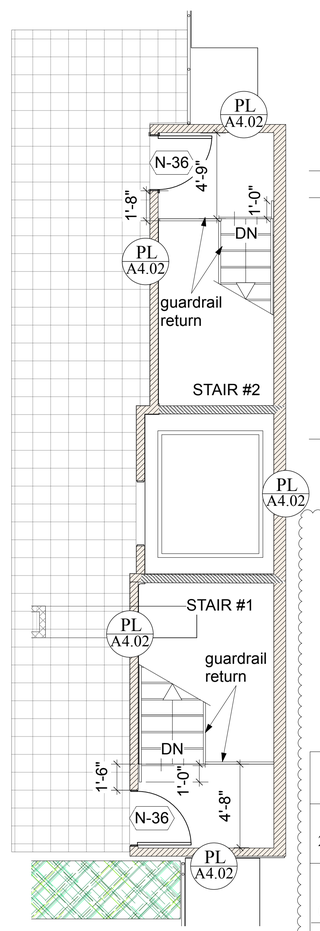
2 Second Floor Stair/Elev Plan
Scale: 1/4" = 1'-0"



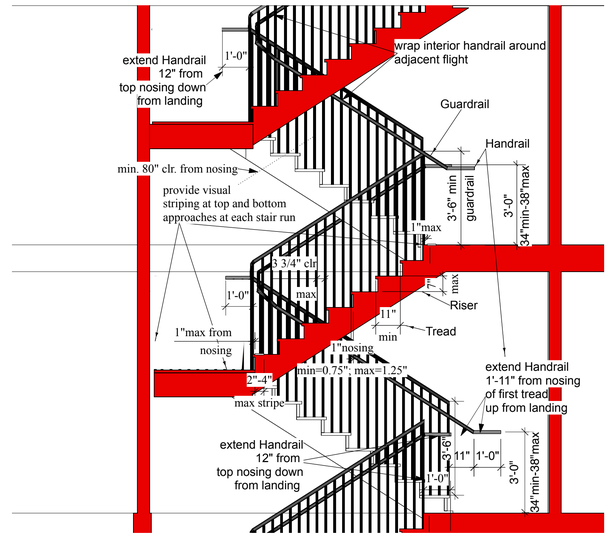
3 3rd Floor Stair/Elev Plan
Scale: 1/4" = 1'-0"



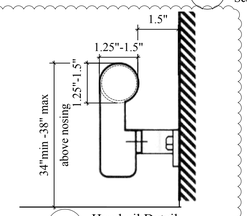
4 4th Floor Stair / Elev Plan
Scale: 1/4" = 1'-0"



5 Roof Stair / Elev Plan
Scale: 1/4" = 1'-0"



6 TYPICAL DETAILS for Stairs 1 & 2
Scale: 3/8" = 1'-0"



7 Handrail Detail
Scale: 3/4" = 1'-0"

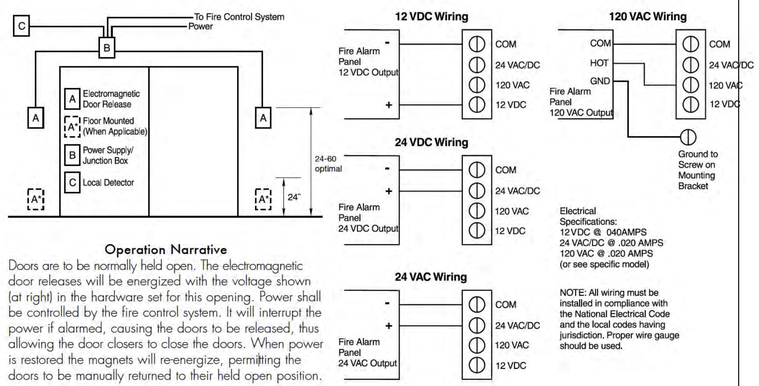
2-hour Exterior Wall	PL A4.02
2 hour Enclosure	B A4.02
1 hour (min.) Interior (unit/corridor wall)	A A4.02
1 hour Exterior Wall	X A4.02

SEE Detail 8, Sheet A4.04 for elevator gurney access and Occupant evacuation operation

Star of Life
[International Symbol for emergency medical services]

CBC§3002.4 thru 3002.4.7 Elevator Requirements
1. Elevator Cab to accomodate ambulance stretcher (gurney)
2. Elevator to be equipped with a key switch to recall the elevator nonstop to the main floor*
3. Star of Life symbol to be not less than 3" in size
4. Star of Life symbol shall be permanently attached to each side of the hoistway door frame on the portion of the frame at right angles to the hallway or landing area. Each symbol shall be not less than 78 inches and not more than 84 inches above the floor level at the threshold

* Occupant Evacuation Operation function to be included in Elevator



Operation Narrative

Doors are to be normally held open. The electromagnetic door releases will be energized with the voltage shown (at right) in the hardware set for this opening. Power shall be controlled by the fire control system. It will interrupt the power if alarmed, causing the doors to be released, thus allowing the door closers to close the doors. When power is restored the magnets will re-energize, permitting the doors to be manually returned to their held open position.

WIRING DIAGRAM

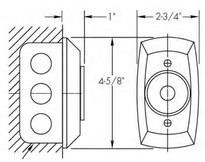
11 Magnetic Hold Open Detail
n.t.s.

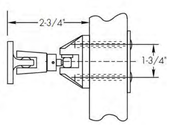
MODEL 994

Application
- Wall Mount
- Adjustable Armature
- Concealed Wiring
- ANSI/C00011

Product Description & Features
- Total Projection: 3-3/4" (95mm)
- Adjustable armature rotation up and down, back and forth for better alignment.
- Cannot be use with 900 base or spacers.
- Can be used without adjustment piece making it a model 997
- Mounting Requirements: 2" x 4" x 2-1/2" (51 x 102 x 64mm) outlet box
- Wall must be properly reinforced and outlet box adequately fastened

Technical Information
- Voltage and Current:
  120VAC, 60Hz., .020 amp
  24VAC/DC, 60Hz., .020 amp
  12VDC, .040 amp
- For 50-55 lbs. of holding force, specify voltage
  120VAC, 60Hz .017 amp
  24VAC, 60Hz .080 amp
  24VDC, .068amp
  12VDC, .180amp
  240VAC, 50/60Hz. .009 amp
- Shipping Weight: 2 lbs. (0.9 kg)





MAG-HOLD OPEN HARDWARE

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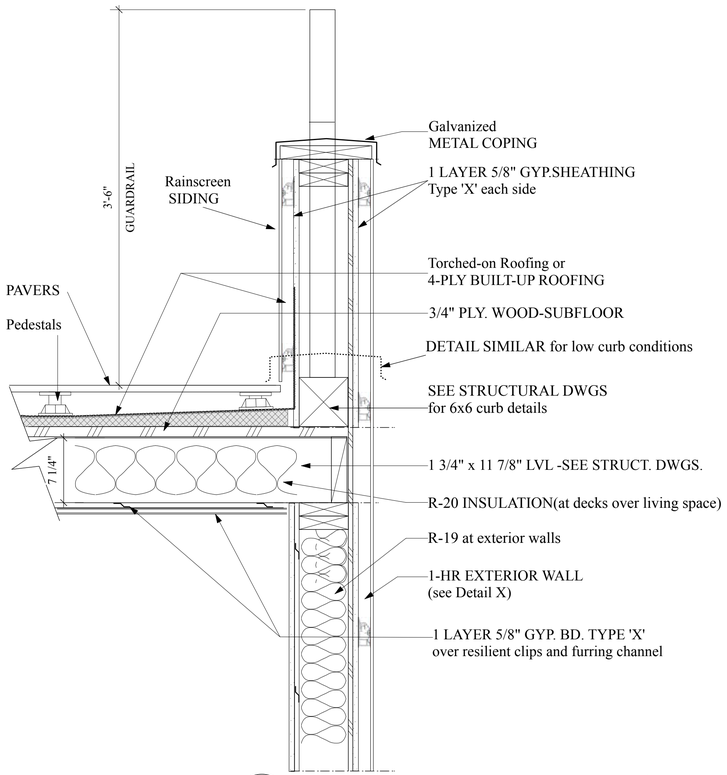
LICENSED ARCHITECT STEPHEN ANTONAROS NO. C14386 Exp. 6/30/23 STATE OF CALIFORNIA

for
Eric Kenneally
(415) 672-5125

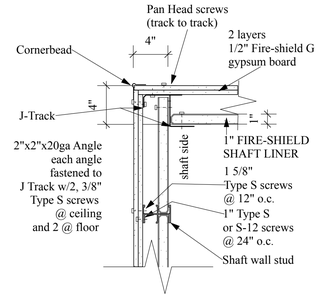
NEW 17-UNIT MIXED USE BUILDING
7310 Mission Street Street
Daly City, California

AP# 006-244-080

Date(submittal)	6/21/18
Scale	varies
Drawn	SA
Job	
Sheet	A4.01
Of	Sheet

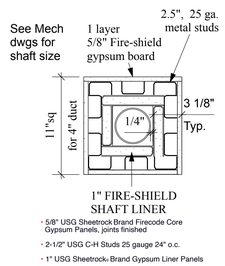


1 GUARDRAIL / PARAPET at DECK (1-HR)
UL Des L501 & U314 scale 1 1/2"=1'-0"

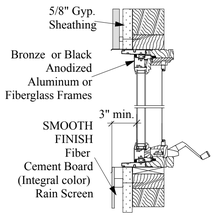


SH 2HR SHAFT WALL or SOFFIT
Scale: 1 1/2" = 1'-0"
UL Design U498

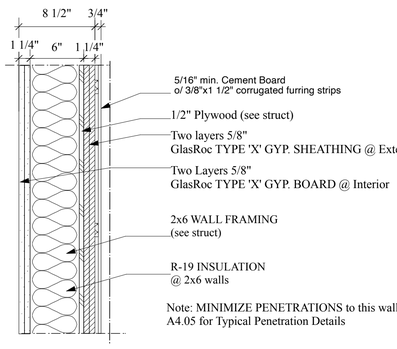
SEE ALSO 2Hr Suspended Ceiling Detail #6 Sheet A4.03 for horizontal duct chases in 2HR rated enclosures



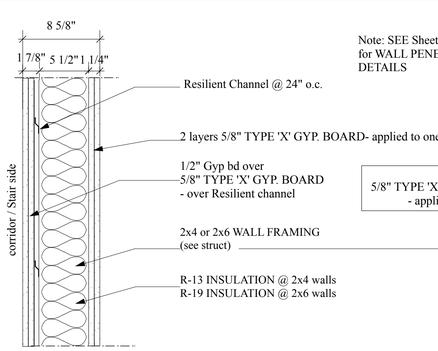
SH1 1-HOUR SHAFT
Scale: 1 1/2" = 1'-0"
UL Des U415,
System A or
U469



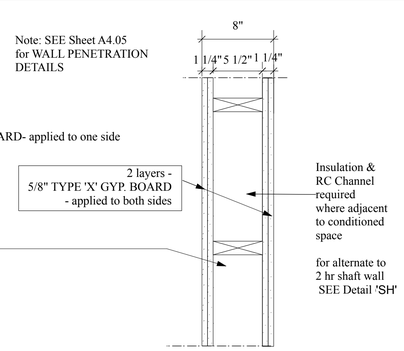
W Window Detail
A11 Scale: 1 1/2" = 1'-0"



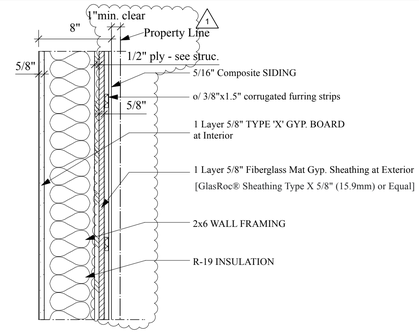
PL 2Hr Wall at EXTERIOR -Typical
Scale: 1 1/2" = 1'-0" UL W408



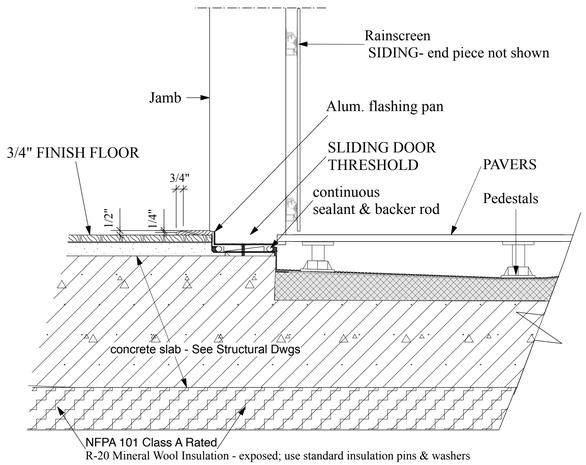
A Acoustic Wall Between Units & Corridor / Stair
Scale: 1 1/2" = 1'-0"
UL Des U301 -2HR rated STC 58



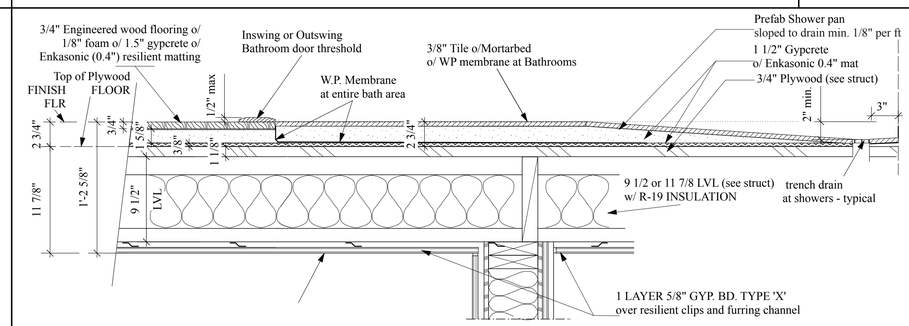
B 2-Hour Interior Enclosure Wall
Scale: 1 1/2" = 1'-0"
UL Des U301 -2HR rated STC 52



X EXTERIOR WALL - Typical
Scale: 1 1/2" = 1'-0"
(1-HR RATED) UL Des U317

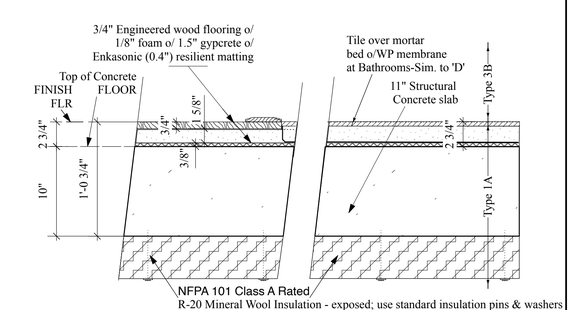


2 TYPICAL THRESHOLD DETAIL at DECKS
scale 1 1/2"=1'-0"

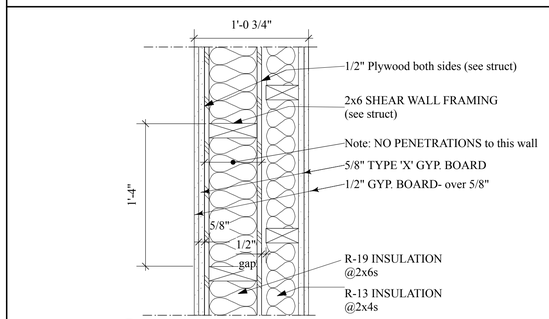


C FLOOR Between Units - Wood STC 57
Scale: 1 1/2" = 1'-0" IIC 56
UL Des L593 -1HR rated

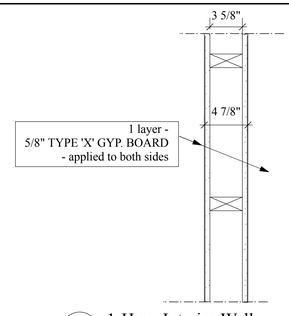
D FLOOR Between Units - Tile o/Wood STC 53
Scale: 1 1/2" = 1'-0" IIC 53
UL Des L589 -1HR rated



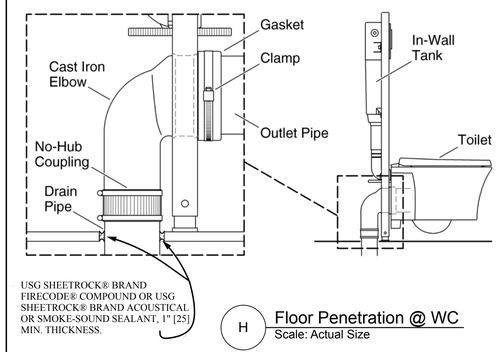
E TYPICAL CONCRETE FLOOR DETAIL @ 2nd Floor only
Scale: 1 1/2" = 1'-0"



F Shear Wall-Party Wall-1 sided Plumbing Chase
Scale: 1 1/2" = 1'-0" UL W408 STC 55-59



G 1-Hour Interior Wall
Scale: 1 1/2" = 1'-0"
1Hour rated per UL U305; GA Fle No.WP 3605



H Floor Penetration @ WC
Scale: Actual Size

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APN 006-244-080

Date(submittal)	6/21/18
Scale	varies
Drawn	SA
Job	
Sheet	A4.02
Of	Sheet

Design No. G222

BXUV.G222 **[Suspended 2 HR Ceiling]**

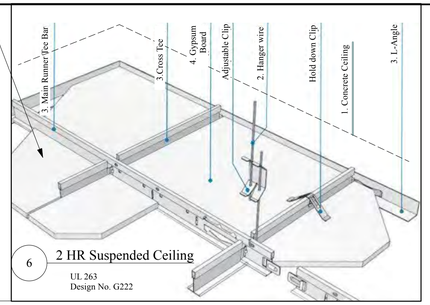
Fire+Resistance+Ratings+-+ANSI/UL+263 Restrained Assembly Rating — 2 Hr.

1. **Normal-Weight Concrete —** Siliceous aggregate, 5000 psi compressive strength. (Ceiling hung from Concrete)

2. **Hanger Wire —** No. 12 SWG galv steel wire. Spaced a max of 4 ft (1200 mm for suspension systems in metric units) OC and along main runners adjacent to cross tee intersections. Hanger wires are also required at ends of main runners and cross tees at walls, at each main runner splice and 24 in. (600 mm) OC around air duct outlets.

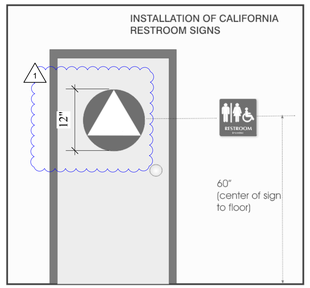
3. **Steel Framing Members — *** — Main runners, nom 12 ft long, spaced 2 ft OC. Cross tees, nom 2 ft long, installed (perpendicularly) between main runners and spaced 24 in. OC.
ARMSTRONG WORLD INDUSTRIES INC — Types AFG, AFG-A .
BAILEY METAL PRODUCTS LTD — Types 14, 18, BEF.
CERTAINTEED CORP — Types FSS2-12-15, FSS4-12-15 and FSS12-12-15.
CHICAGO METALLIC CORP — Types 250, 260, 1250, 1260, 1850, 1860.

4. **Gypsum Board* —** Nom 1/2 in. thick, 2 by 2 ft paper faced lay-in panels (23-3/4 by 23-3/4 in. actual) cut from standard gypsum board sheets.. Border panels supported at walls by 26 MSG sheet steel angles with 15/16 in. legs.
x
AMERICAN GYPSUM CO — Type AG-C.
CERTAINTEED GYPSUM INC — ProRoc Type C
GEORGIA-PACIFIC GYPSUM L L C — Type 5, TG-C.
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Types LGFC-C or LGFC-C/A.
NATIONAL GYPSUM CO — Types FSK-G, FSW-G, FSK-C, FSW-C.
UNITED STATES GYPSUM CO — Type C

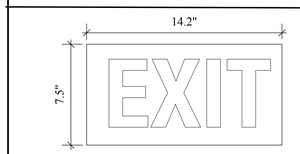


6 2 HR Suspended Ceiling

UL 263
Design No. G222

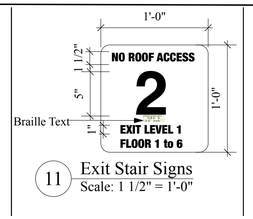


13 RETAIL / Office BATH signage

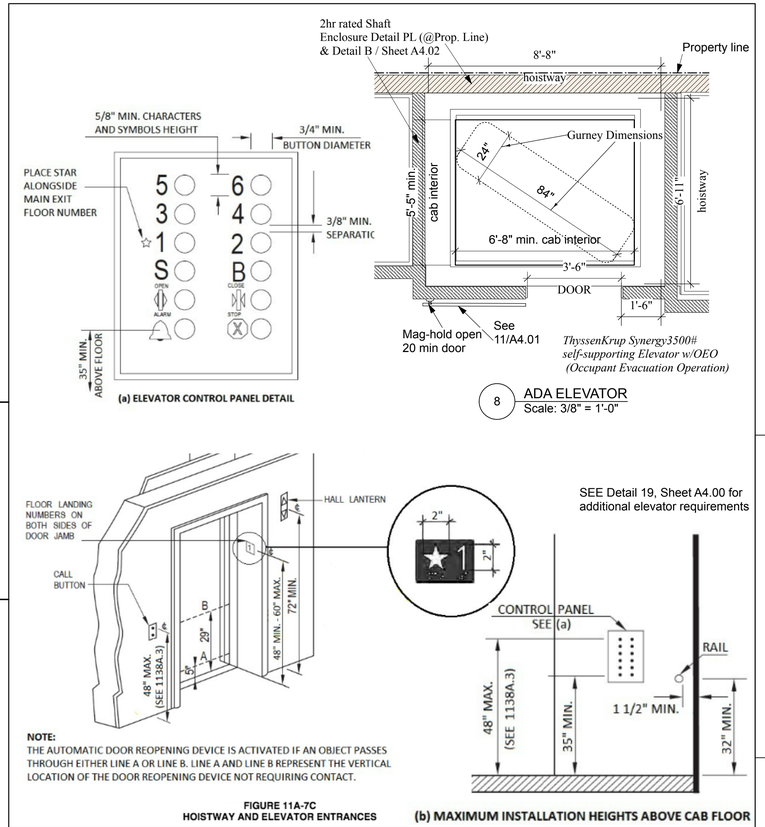


Model #ULG-050

12 EXIT SIGN (Photoluminescent)
ETL listed to UL-924 & UL-746C. ASTM 2072E



11 Exit Stair Signs
Scale: 1 1/2" = 1'-0"

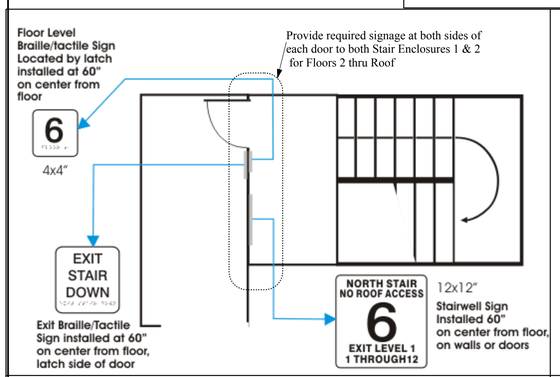


8 ADA ELEVATOR
Scale: 3/8" = 1'-0"

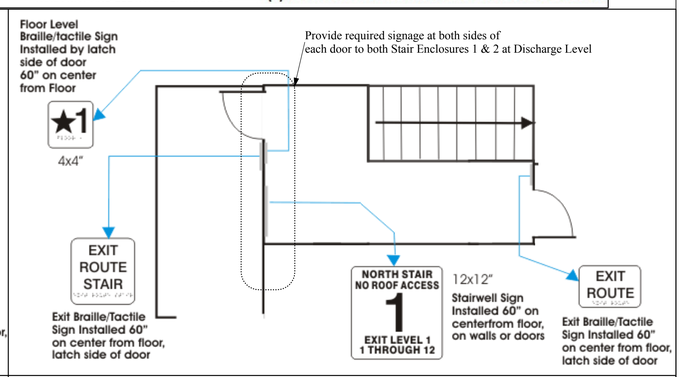
NOTE:
THE AUTOMATIC DOOR REOPENING DEVICE IS ACTIVATED IF AN OBJECT PASSES THROUGH EITHER LINE A OR LINE B. LINE A AND LINE B REPRESENT THE VERTICAL LOCATION OF THE DOOR REOPENING DEVICE NOT REQUIRING CONTACT.

FIGURE 11A-7C
HOISTWAY AND ELEVATOR ENTRANCES

(b) MAXIMUM INSTALLATION HEIGHTS ABOVE CAB FLOOR

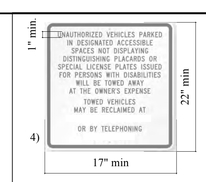


10 Exit Signage Floors 2 thru Roof - Stairs 1 & 2



9 Exit Signage at Discharge Level - Stairs 1 & 2

SCHEMATIC SIGNAGE LAYOUTS - See Sheet A4.01 for sign locations



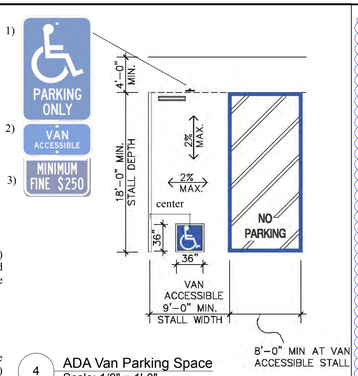
Signage to be Provided:

1) min 70 sq insignage at front of Van accessible space with International Accessibility symbol (or on wall at Main Entry) min. 80" from ground adjacent to accessible route

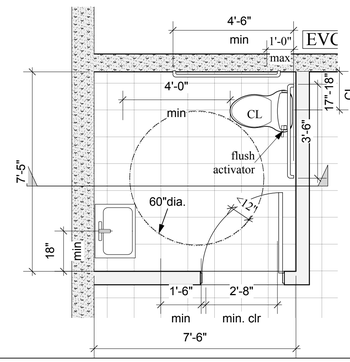
2) Van Accessible sign mounted below

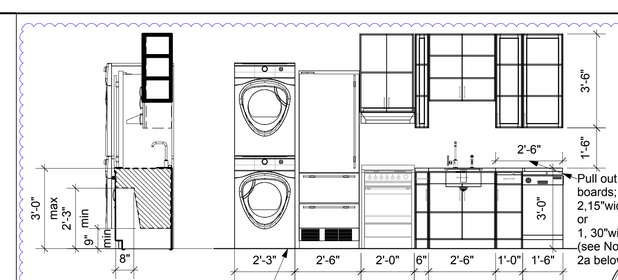
3) Minimum $ 250 fine sign

4) Additional 17" x 22" tow away signage (required for 5 or more spaces)



4 ADA Van Parking Space
Scale: 1/8" = 1'-0"





7 Adaptable Section
Scale: 3/8" = 1'-0"

Location of Refr. & W/D stack varies in some units.

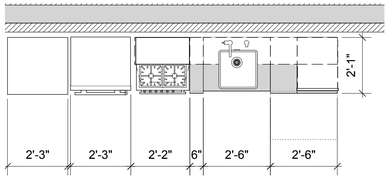
1 KITCHEN ELEVATION
Scale: 3/8" = 1'-0"

NOTE: At All Kitchens:
1) Base cabinets under the kitchen sink counter area, including toeboard and shelving, shall be removable without the use of specialized tools or specialized knowledge to provide clearance for a wheelchair. CBC 1133A.3

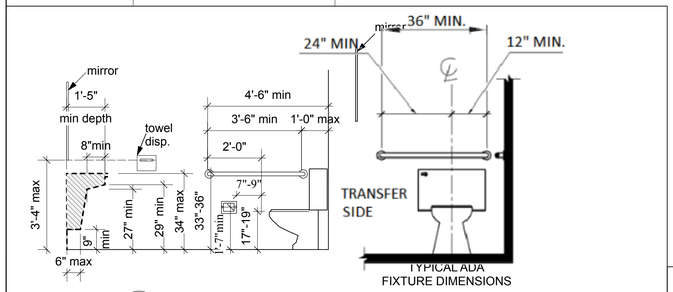
2) Both the sink and the adjacent work space counter areas shall be designed to enable repositioning to a minimum height of 28 inches. The sink and work surface counter area may be a single integral unit or separate components. CBC 1133A.4; 2a) Alternatively, as shown, Two 15" wide min. breadboards may be provided in lieu of the required 30" of countertop work surface.

3) The sides and back of adjacent cabinets, which may become exposed to moisture or food handling when a counter is lowered, are to be constructed of durable, nonabsorbent materials appropriate for such uses. Install finished flooring on the floor beneath such countertop. CBC 1133A.4.1, #3

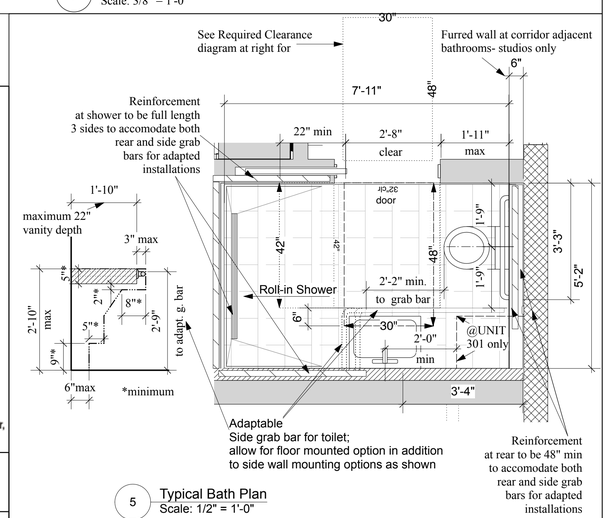
4) Kitchen sink faucet controls and operating mechanisms shall be operable with one hand and not requiring tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds. Self-closing valves are allowed if the faucet remains open for at least 10 seconds. CBC 1133A.6



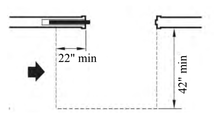
2 Typical Kitchen Plan - All Units
Scale: 3/8" = 1'-0"



3 Retail Restroom - Typical
Scale: 3/8" = 1'-0"



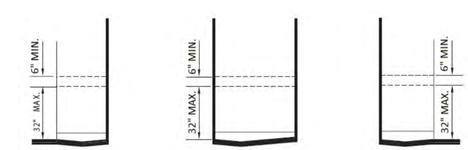
5 Typical Bath Plan
Scale: 1/2" = 1'-0"



Required Clearance at pocket doors from either inside or outside doors to bathrooms

NOTE: At All Bathroom lavatories, The following apply per CBC 1134A.8:

a) Clear space in front of 30" x 48"
b) 24" minimum from center line of lavatory to side wall for parallel approach. (applies to Unit 301 only)
c) Counter surface located 34" maximum from finished floor
d) width of 30" extending a minimum depth of 8" and toe learance of be 9" high for a minimum width of 30" extending a minimum depth of 17".
e) Insulation wrap at exposed drain pipes and hot water pipes.
f) Wall Hung lav proposed; if cabinet is added below the lavatory it shall be readily-removable to provide the apron clearances noted above. CBC 1134A.8, #1
e) Faucet controls shall be operable with one hand and not requiring tight grasp, pinching or twisting of wrist, with a maximum 5 lbs. force required to operate, and, for self-closing valves, remaining open for at least 10 seconds.



Reinforcement for future grab bar installations at shower and water closet shall support a 250-pound force and extend a minimum of 40" in length and 6 inches minimum in height.
1) Reinforcement for grab bars at both Toilet and Shower areas shall be located at a height of 32" to 38" from finished floor as in diagram above.

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1 12-09-21	

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(415) 864 2261
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LICENSED ARCHITECT STEPHEN ANTONAROS NO. C14386 Exp. 6/30/23 STATE OF CALIFORNIA

NEW 17-UNIT MIXED USE BUILDING
7310 Mission Street Street
Daly City, California

APN# 006-244-080

for Eric Kenneally (415) 672-5125

Date(submittal)	6/21/18
Scale	varies
Drawn	SA
Job	
Sheet	A4.03
Of	Sheet

Project Name:	7310 Mission	NRCC-PRF-01-E	Page 1 of 12
Project Address:	7310 Mission Street Daly City 94014	Calculation Date/Time:	12:10, Thu, Jul 23, 2020
Input File Name:	20-0723 T-24.cibd19x		

A. GENERAL INFORMATION

1.	Project Location (city)	Daly City	**8.**	Standards Version	Compliance2019
2.	CA Zip Code	94014	**9.**	Compliance Software (version)	EnergyPro 8.0
3.	Climate Zone	3	**10.**	Weather File	SAN-FRANCISCO-INTL_724940_CZ2010.epw
4.	Total Conditioned Floor Area in Scope	9,691 ft²	**11.**	Building Orientation (deg)	(N) 0 deg
5.	Total Unconditioned Floor Area	0 ft²	**12.**	Permitted Scope of Work	NewEnvelope
6.	Total # of Stories (Habitable Above Grade)	4	13	Building Type(s)	High-Rise Residential
7.	Total # of dwelling units	17	14	Gas Type	NaturalGas

B. PROJECT SUMMARY

Table Instructions: Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within permit application.

Building Components Complying via Performance					Building Components Complying Prescriptively	
Envelope	☒ Performance	Covered Process: Commercial Kitchens	☐ Performance		*The following building components are ONLY eligible for prescriptive compliance and should be documented on the NRCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the NRCC-PRF-E).*	
	☐ Not Included		☒ Not Included			
Mechanical	☐ Performance	Covered Process: Computer Rooms	☐ Performance		Indoor Lighting (Unconditioned)§140.6	*NRCC-LTI -E is required*
	☒ Not Included		☒ Not Included		Outdoor Lighting §140.7	*NRCC-LTO-E is required*
Domestic Hot Water	☒ Performance	Covered Process: Laboratory Exhaust	☐ Performance		Sign Lighting §140.8	*NRCC -LTS-E is required*
	☐ Not Included		☒ Not Included		Mandatory Measures	
Lighting (Indoor Conditioned)	☐ Performance				*Electrical power systems, commissioning and solar ready requirements are mandatory and should be documented on the NRCC form listed if applicable (i.e. compliance will not be shown on the NRCC-PRF-E.)*	
	☒ Not Included				Electrical Power Distribution S110.11	*NRCC-ELC-E is required*
Solar Thermal Water Heating	☐ Performance				Commissioning §120.8	*NRCC-CXR-E is required*
	☒ Not Included				Solar Ready S110.10	*NRCC-SRA-E is required*

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C1. COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft ²-yr)

COMPLIES

Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Space Heating	7.30	10.72	-3.42
Space Cooling	7.64	6.71	0.93
Indoor Fans	16.11	16.61	-0.50
Heat Rejection	--	--	--
Pumps & Misc.	0.01	0.01	--
Domestic Hot Water	26.80	22.83	3.97
Indoor Lighting	4.21	4.21	--
ENERGY STANDARDS COMPLIANCE TOTAL	**62.07**	**61.09**	**0.98 (1.6%)**

[1] *Notes: The number in parenthesis following the Compliance Margin in column 4. represents the Percent Better than Standard.*

C2. RESULTS FOR 'ABOVE CODE' QUALIFICATIONS[1]

☐ This project is pursuing CalGreen Tier 1 ☐ This project is pursuing CalGreen Tier 2

Miscellaneous Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV)[1]
Receptacle	45.93	45.93	0.0
Process	--	--	--
Other Ltg	44.57	44.57	0.0
Process Motors	--	--	--
COMPLIANCE TOTAL PLUS MISCELLANEOUS COMPONENTS	**152.57**	**151.59**	**1.0 (0.6%)**

[1] *Notes: This table is used to document compliance with programs OTHER THAN Title 24 Part 6, if applicable.*

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D. EXCEPTIONAL CONDITIONS

This project includes partial performance compliance scope options. The building must show compliance with all other applicable compliance scope options (performance or prescriptively) before occupying.

This project uses the Simplified Geometry Performance Modeling Approach which is not capable of modeling daylighting controls and assumes the prescriptive Secondary Daylit Control requirements are met. PRESCRIPTIVE COMPLIANCE documentation (form NRCC-LTI-02-E) for the requirements of section 140.6(d) Automatic Daylighting Controls in Secondary Daylit Zones is required.

The proposed building includes space(s) that are modeled with unknown HVAC system(s). Verify that the spaces modeled with unknown HVAC system(s) are either part of core and shell analysis which will be permitted for mechanical compliance in the future, or the spaces have an existing HVAC system not modeled for compliance, or the compliance scope does not include mechanical.

E. HERS VERIFICATION

This Section Does Not Apply

F. ADDITIONAL REMARKS

This Section Does Not Apply

G. ENVELOPE GENERAL INFORMATION

1	2	3	4
Opaque Surfaces & Orientation	**Total Gross Surface Area (ft²)**	**Total Fenestration Area (ft²)**	**Window to Wall Ratio (%)**
North-Facing[1]	1,187 ft²	183 ft²	15.4%
East-Facing[2]	804 ft²	151 ft²	18.8%
South-Facing[3]	2,649 ft²	774 ft²	29.2%
West-Facing[4]	1,329 ft²	96 ft²	07.2%
Total	**5,969 ft²**	**1,204 ft²**	**20.2%**
Roof	0 ft²	0 ft²	00.0%

Notes:
[1] *North-Facing is oriented to within 45 degrees of true north, including 45°00'00" east of north (NE), but excluding 45°00'00" west of north (NW).*
[2] *East-Facing is oriented to within 45 degrees of true east, including 45°00'00" south of east (SE), but excluding 45°00'00" north of east (NE).*
[3] *South-Facing is oriented to within 45 degrees of true south, including 45°00'00" west of south (SW), but excluding 45°00'00" east of south (SE).*
[4] *West-Facing is oriented to within 45 degrees of true west, including 45°00'00" north of due west (NW), but excluding 45°00'00" south of west (SW).*

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H. FENESTRATION ASSEMBLY SUMMARY §110.6

1.	2.	3.	4.	5.	6.	7.	8.	9.
Fenestration Assembly Name / Tag or I.D.	**Fenestration Type / Product Type / Frame Type**	**Certification Method[1]**	**Assembly Method**	**Area ft²**	**Overall U-factor**	**Overall SHGC**	**Overall VT**	**Status[2]**
z1 T24 Fixed	VerticalFenestration FixedWindow N/A	NFRC Rated	Manufactured	216	0.36	0.25	0.42	N
z4 T24 Glazed Door	VerticalFenestration GlazedDoor N/A	NFRC Rated	Manufactured	260	0.45	0.23	0.17	N
z2T24 Oberable	VerticalFenestration OperableWindow N/A	NFRC Rated	Manufactured	667	0.46	0.22	0.32	N
z3 T24 Curtainwall	VerticalFenestration CurtainWall N/A	NFRC Rated	Manufactured	40	0.41	0.26	0.46	N
T-24 Glazed Door Double Metal Clear	VerticalFenestration GlazedDoor N/A	NFRC Rated	SiteBuilt	21	0.36	0.25	0.50	N

[1] *Newly installed fenestration shall have a certified NFRC Label Certificate or use the CEC default tables found in Table 110.6-A and Table 110.6-B. Center of Glass (COG) values are for the glass-only, determined by the manufacturer, and are shown for ease of verification. Site-built fenestration values are calculated per Nonresidential Appendix NA6 and are used in the analysis.*
[2] *Status: N - New, A – Altered, E – Existing*

I. ENVELOPE DETAILS §120.7 & §140.3

I1. OPAQUE SURFACE ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9
Surface Name	**Surface Type**	**Description of Assembly Layers**	**Area (ft²)**	**Framing Type**	**Cavity R-Value**	**Continuous R-Value**	**U-Factor / F-Factor / C-Factor**	**Status[1]**
12 inch Concrete Wall8	ExteriorWall	Concrete - 140 lb/ft3 - 12 in.	350	NA	0	NA	U-Factor: 0.575	N
R-19 Wall Metal Stud12	ExteriorWall	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Metal framed wall, 24in. OC, 5.5in., R-19 Gypsum Board - 5/8 in. Gypsum Board - 5/8 in.	5619	Metal	19	NA	U-Factor: 0.148	N

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I. ENVELOPE DETAILS §120.7 & §140.3

I1. OPAQUE SURFACE ASSEMBLY SUMMARY

1	2	3	4	5	6	7	8	9
Surface Name	**Surface Type**	**Description of Assembly Layers**	**Area (ft²)**	**Framing Type**	**Cavity R-Value**	**Continuous R-Value**	**U-Factor / F-Factor / C-Factor**	**Status[1]**
R-19 Raised Floor18	ExteriorFloor	Air - Floor - 3 1/2 in. Wood framed floor, 16in. OC, 5.5in., R-19 Plywood - 1/2 in. Carpet - 3/4 in.	9658	Wood	19	NA	U-Factor: 0.047	N
R-0 Interior Wall49	InteriorWall	Stucco - 7/8 in. Vapor permeable felt - 1/8 in. Air - Cavity - Wall Roof Ceiling - 4 in. or more Gypsum Board - 1/2 in.	700	NA	0	NA	U-Factor: 0.337	N
Slab On Grade51	UndergroundFloor	Slab Type = UnheatedSlabOnGrade Insulation Orientation = None Insulation R-Value = R0	33	NA	0	NA	F-Factor: 0.730	N

[1] *Status: N - New, A – Altered, E – Existing*

I2. OVERHANG DETAILS

This Section Does Not Apply

I3. OPAQUE DOOR SUMMARY

This Section Does Not Apply

J. CRRC ROOFING PRODUCT SUMMARY S140.3

This Section Does Not Apply

K. HVAC SYSTEM SUMMARY §110.1 & §110.2

This Section Does Not Apply

L. DOMESTIC/SERVICE HOT WATER SYSTEM SUMMARY

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L1. DHW EQUIPMENT SUMMARY

1	2	3	4	5	6	7	8	9	10	11
DHW Name	**Heater Element Type**	**Tank Type**	**Qty**	**Tank Vol (gal)**	**Rated Input (kBtu/h)**	**Efficiency**	**Tank Insulation R-value (Int/Ext)**	**Standby Loss Fraction**	**Heat Pump Type**	**Tank Location or Ambient Condition**
Intellihot iQ10011	Gas	Instantaneous	2	4.00	1,001	Thrml. Eff.: 0.95	NA	SBLF: 0.000	NA	NA
Intellihot iQ10011 2	Gas	Commercial Instantaneous (TE)	17	4.00	1001	Thrml. Eff.: 0.950	/	NA	NA	Unconditioned

L2. MULTI-FAMILY HOTEL/MOTEL CENTRAL DHW SYSTEM DETAILS **§ 110.3**

1.	2.	3.	4.	5.	6.	7.		8.			
						Recirculating Pump		Piping Length			
System Name	**Configuration**	**Type**	**Qty in System**	**Central Dist. Type**	**Unit Dist. Type**	**Efficiency**	**BHP**	**Plenum**	**Outside**	**Buried**	**Add ½" Insulation (HERS)**
MF0-Intellihot iQ10011	"DHW System"	Unitary	1	NA	Demand Control (Standard Design for new construction)	0.85	0.00				

L3. SOLAR HOT WATER HEATING SUMMARY

This Section Does Not Apply

M. COVERED PROCESS SUMMARY §140.9

This Section Does Not Apply

N. INDOOR LIGHTING SUMMARY §140.6

This Section Does Not Apply

REVISIONS	BY
05-15-20	
07-20-20	
12-02-20	
2-08-21	
12-09-21	

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O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Installation must be submitted for the features to be recognized for compliance. These documents bust be retained and provided to the building inspector during construction and can be found online at: https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCI/

Building Component	YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
Envelope	☒	☐	NRCI-ENV-01-E - Must be submitted for all buildings	☐	☐
Mechanical	☒	☐	NRCI-MCH-01-E - Must be submitted for all buildings	☐	☐
Plumbing	☒	☐	NRCI-PLB-01-E - Must be submitted for all buildings	☐	☐
	☐	☒	NRCI-PLB-02-E - Must be submitted for high-rise residential and hotel/ motel central hot water distribution systems to be recognized for compliance	☐	☐
	☒	☐	NRCI-PLB-01-E - Must be submitted for all buildings	☐	☐
	☐	☒	NRCI-PLB-21-E - Must be HERS verified for central systems in high-rise residential hotel/ motel application	☐	☐
	☐	☒	NRCI-PLB-22-E - Must be HERS verified for single dwelling unit systems in high-rise residential, hotel/motel application	☐	☐
Indoor Lighting	☐	☒	NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐
	☐	☒	NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS) to be recognized for compliance	☐	☐
	☐	☒	NRCI-LTI-03-E - Must be submitted for a line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting, to be recognized for compliance	☐	☐
	☐	☒	NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance	☐	☐
	☐	☒	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance	☐	☐
	☐	☒	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance	☐	☐
Outdoor Lighting	☐	☒	NRCI-LTO-01-E - Must be submitted for all buildings	☐	☐
	☐	☒	NRCI-LTO-02-E - Must be submitted for EMCS Lighting Control system	☐	☐
Sign Lighting	☐	☒	NRCI-LTS-01-E - Must be submitted for all buildings	☐	☐
Electrical	☐	☒	NRCI-ELC-01-E - Must be submitted for all buildings	☐	☐
Photovoltaic	☐	☒	NRCI-SPV-01-E - Must be submitted for all buildings	☐	☐

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Building Component	YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
Covered Process	☐	☒	NRCI-PRC-01-E - Must be submitted for all Refrigerated Warehouses	☐	☐

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections shall be made by Documentation Author to indicate which Certificates of Acceptance must be submitted for the features to be recognized for compliance. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit:https://www.energy.ca.gov/title24/2019standards/2019_compliance_documents/Nonresidential_Documents/NRCA/

Building Component	YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
Envelope	☒	☐	NRCA-ENV-02-F - NRFC label verification for fenestration	☐	☐
	☐	☐	NRCA-ENV-03-F - Daylighting Design PAFs	☐	☐

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Building Component	YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
Mechanical	☒	☐	NRCA-MCH-02-A Outdoor Air must be submitted for all newly installed HVAC units. Note: MCH02-A can be performed in conjunction with MCH-07-A Supply Fan VFD Acceptance (if applicable) since testing activities overlap	☐	☐
	☒	☐	NRCA-MCH-03-A Constant Volume Single Zone HVAC	☐	☐
	☒	☐	NRCA-MCH-04(a)-H Air Distribution Duct Leakage - HERS Verification required	☐	☐
	☐	☐	NRCA-MCH-04(b)-A Air Distribution Duct Leakage - ATT only	☐	☐
	☐	☒	NRCA-MCH-05-A Air Economizer Controls	☐	☐
	☐	☒	NRCA-MCH-06-A Demand Control Ventilation Systems Acceptance must be submitted for all systems required to employ demand controlled ventilation (refer to §120.1(c)3) can vary outside ventilation flow rates based on maintaining interior carbon dioxide (CO2) concentration setpoints	☐	☐
	☐	☒	NRCA-MCH-07-A Supply Fan Variable Flow Controls	☐	☐
	☐	☒	NRCA-MCH-08-A Valve Leakage Test	☐	☐
	☐	☒	NRCA-MCH-09-A Supply Water Temperature Reset Controls	☐	☐
	☐	☒	NRCA-MCH-10-A Hydronic System Variable Flow Controls	☐	☐
	☐	☒	NRCA-MCH-11-A Automatic Demand Shed Controls	☐	☐
	☐	☒	NRCA-MCH-12-A FDD for Packaged Direct Expansion Units	☐	☐
	☐	☒	NRCA-MCH-13-A Automatic FDD for Air Handling Units and Zone Terminal Units Acceptance	☐	☐
	☐	☒	NRCA-MCH-14-A Distributed Energy Storage DX AC Systems Acceptance	☐	☐
	☐	☒	NRCA-MCH-15-A Thermal Energy Storage (TES) System Acceptance	☐	☐
	☐	☒	NRCA-MCH-16-A Supply Air Temperature Reset Controls	☐	☐
	☐	☒	NRCA-MCH-17-A Condenser Water Temperature Reset Controls	☐	☐
	☐	☒	NRCA-MCH-18 Energy Management Control Systems	☐	☐
	☐	☒	NRCA-MCH-19 Occupancy Sensor Controls	☐	☐

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Building Component	YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
Indoor Lighting	☐	☒	NRCA-LTI-02-A - Occupancy Sensors and Automatic Time Switch Controls	☐	☐
	☐	☒	NRCA-LTI-03-A - Automatic Daylight Controls	☐	☐
	☐	☒	NRCA-LTI-04-A - Demand Responsive Lighting Controls	☐	☐
	☐	☒	NRCA-LTI-05-A - Institutional Tuning Power Adjustment Factor (PAF)	☐	☐
Outdoor Lighting	☐	☒	NRCI-LTO-01-E - Must be submitted for all buildings	☐	☐
Sign Lighting	☐	☒	NRCA-LTO-02-A - Outdoor Lighting Controls	☐	☐
Covered Process	☐	☒	NRCA-PRC-01-F - Compressed Air Systems	☐	☐
	☐	☒	NRCA-PRC-02-F - Kitchen Exhaust	☐	☐
	☐	☒	NRCA-PRC-03-F - Garage Exhaust	☐	☐
	☐	☒	NRCA-PRC-04-F - Refrigerated Warehouse - Evaporator Fan Motor Controls	☐	☐
	☐	☒	NRCA-PRC-05-F - Refrigerated Warehouse - Evaporative Condenser Controls	☐	☐
	☐	☒	NRCA-PRC-06-F - Refrigerated Warehouse - Air Cooled Condenser Controls	☐	☐
	☐	☒	NRCA-PRC-07-F - Refrigerated Warehouse - Variable Speed Compressor	☐	☐
	☐	☒	NRCA-PRC-08-F - Electrical Resistance Underslab Heating System	☐	☐
	☐	☒	NRCA-PRC-15-F - Fume Hood Automatic Sash Closures System	☐	☐
	☐	☒	NRCA-PRC-16-A - Adiabatic Condensers	☐	☐

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Q. DECLARATION OF REQUIRED CERTIFICATES OF VERIFICATION

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Building Component	YES	NO	Form/Title	Field Inspector Pass	Field Inspector Fail
Mechanical	☒	☐	NRCV-MCH-04-H Duct Leakage Test	☐	☐
	☐	☒	NRCV-MCH-24-H Enclosure Air Leakage	☐	☐
	☐	☒	NRCV-MCH-27 Indoor Air Quality & Mechanical Ventilation	☐	☐
	☐	☒	NRCV-MCH-32-H Local Mechanical Exhaust	☐	☐
Plumbing	☐	☒	NRCV-PLB-21-H - HERS verified central systems in high-rise residential, hotel/motel application	☐	☐
	☐	☒	NRCV-PLB-22-H - HERS verified single dwelling unit systems in high-rise residential, hotel/motel application	☐	☐

R. UNMET LOAD HOURS

This Section Does Not Apply

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT § 10-103

Documentation Author Name: Arik Espineli	Signature:
Company: Robison Engineering	
Address: 19401 40th Ave W Suite 302	Signature Date: 2020-07-23
City/State/Zip: Lynnwood WA 98036	CEA/ HERS Certification Identification (if applicable):
Phone:	

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Envelope Designer Name: Mark Robison	**Signature:**	
Company: Robison Engineering Inc.		
Address: 19401 40th Ave W Suite 302	Date Signed:	
City/State/Zip: Lynnwood WA 98036	Declaration Statement Type:	
Phone: 206-364-3343	Title:	License #: M-28712
Responsible Lighting Designer Name:	**Signature: NOT IN SCOPE**	
Company:		
Address:	Date Signed:	
City/State/Zip:	Declaration Statement Type:	
Phone:	Title:	License #:
Responsible Mechanical Designer Name: Mark Robison	**Signature: NOT IN SCOPE**	
Company: Robison Engineering Inc.		
Address: 19401 40th Ave W Suite 302	Date Signed:	
City/State/Zip: Lynnwood WA 98036	Declaration Statement Type:	
Phone: 206-364-3343	Title:	License #: M-28712

REVISIONS	BY
05-15-20	
07-20-20	
12-02-20	
2-08-21	
12-09-21	

LICENSED ARCHITECT STEPHEN ANTONAROS NO. C14386 Exp. 6/30/23 STATE OF CALIFORNIA

STEPHEN ANTONAROS ARCHITECT
2261 Market Street #324
San Francisco, California 94114
(415) 864 2261
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santonaros@gmail.com

for
Eric Kenneally
(415) 672-5125

NEW 17-UNIT MIXED USE BUILDING

7310 Mission Street Street

Daly City, California

AP# 006-244-080

Date (submittal) 6/21/18

Scale varies

Drawn SA

Job

Sheet T24.2

Of Sheet

RESOLUTION NO. 20-102

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY
ADOPTING FINDINGS OF FACT AND IMPOSING CONDITIONS OF APPROVAL
ON USE PERMIT UPR-11-18-13760 AND DESIGN REVIEW DR-11-18-13761
FOR MIXED USE BUILDING AT 7310 MISSION STREET

Preamble:

A. The applicant, Stephen Antonaros, requests approval to construct a 17-unit four-story mixed-use apartment building on a 5,097 square foot vacant lot on the west side of Mission Street between Vale Street and West Market Street.

B. As proposed, the building would contain 17 residential apartment units, street-level retail/office use, common open space, and a street level garage.

C. The proposed building would be mixed-use, with an 887 square foot non-residential component proposed at the first and second levels, while the residential component of the project, nine studio and eight two-bedroom apartments, are proposed on floors two through four of the four-story building. With respect to the type of non-residential use proposed on the ground floor that could be expected in the non-residential component of the building, likely tenants would be a small retail user or office. The second floor would contain five dwelling units and a small office space associated with the ground floor retail. The third and fourth floors would contain six dwelling units.

D. On May 5,2020, the project was approved by the Daly City Planning Commission and pursuant to the Daly City Zoning Ordinance, the matter was carried forward to the Daly City City Council with the summary of hearing, findings and recommendations of the Daly City Planning Commission.

E. On June 8, 2020, the matter was duly noticed and publicly heard by the Daly City City Council with affirmation of the environmental determination proposed by the Planning Commission pursuant to Title 14 of the California Code of Regulations, (State CEQA Guidelines) Section 15332 – In-fill Development, and the City Council heard all interested persons who desired to be heard in connection with the proposed use permit.

Findings

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Daly City that following review of the application, the appended staff reports and professional reports, the summary of hearing and report of the Daly City Planning Commission on this matter, relevant documents, writings, ordinances, regulations, the City's General Plan, as well as the materials submitted by the applicant, and interested parties as well as the comments of the applicant and interested parties, the City Council of the City of Daly City makes the following findings of fact:

1. That the above recitals, "A" through "E" within the Preamble are accurate and constitute findings of the City Council of the City of Daly City.

2. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the City Council conducted a public hearing on June 8, 2020; notice of said hearing was by newspaper publication on May 24, 2020, posting and first class mailing to property owners within 300 feet;

3. The proposed mixed-use building is consistent with the Daly City General Plan, which designates the project site as Commercial — Mixed Use (C-MU), pertaining to areas along Mission Street intended for mixed-use development and where the City intends to provide regulatory incentives and/or requirements for developers to construct buildings which contain a vertical mix of uses, e.g. retail or restaurant uses at the street level and office or residential uses at levels above the street;

4. The available on-site parking spaces would provide ample parking spaces for the apartment residents and the commercial space within the building, and the proposed mixed-use building would not conflict with adjacent uses;

5. The proposed mixed-use building complies with the open space requirements of the Zoning Ordinance, providing 2550 square feet of open space yielding 150 square feet of open space per each of 17 apartment units where 150 square feet of open space is required;

6. The proposed mixed-use building merits use permit approval, as the building would be compatible with existing adjacent uses, adequate utility and infrastructural capacity exists within close proximity to serve the site, and the provision of parking is substantial and, as designed, would not have a detrimental impact to the adjacent neighborhood;

7. General architectural considerations have been incorporated in order to ensure the compatibility of this development with its design concept and the character of on-site signage. These considerations include, but are not limited to, the character, scale and quality of the design, the architectural relationship with the site and other buildings, building materials, and colors;

8. The City Council has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and determined the proposed project is categorically exempt pursuant to CEQA Guidelines Section 15332;

9. The site is designated as C-1 Light Commercial (C-1) which allows for a 36-foot height limit and requires no maximum floor area ratio. The proposed building would not exceed the maximum height limit and is within the density limits according the C-1 district zoning standards and is therefore consistent with C-MU General Plan designation;

10. The subject site is situated on Mission Street between Vale Street and West Market Street. This area is characterized by a mixture of retail commercial and residential use. Given the size and shape of the subject property, together with adjacent land uses, a mixed-use development consisting of 17 dwelling units and one retail/office commercial unit can be considered as the highest and best use of the subject property;

11. The proposed project consists of 17 dwelling units, all of which will be subject to Building Code requirements that set forth minimum safety standards for new construction. Other City and State regulations will assure that public health is not at risk; and

12. The project will minimize the risk to existing public improvements and adjacent private property by providing controlled stormwater runoff from the site to City facilities in full compliance with Order R-2 NPDES Permit No. CAS612008 and Order No. 2010-0014-DWQ, NPDES No. CAS000002, the statewide National Pollutant Discharge Elimination System (NPDES) General Construction Activity Storm Water Permit.

BE IT FURTHER RESOLVED, that the City Council, after fully reviewing all information presented to it, and carefully balancing all relevant considerations, hereby adopts in full the above stated findings of fact and affirms the decision of the Daly City Planning Commission in granting the Use Permit UPR-11-18-13760 and Design Review DR-11-18-13761, subject to each and every of the below stated conditions of approval:

CONDITIONS OF APPROVAL:

A. DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

General

1. The project shall be valid only in conjunction with detailed plans submitted with this project. Any modifications required, due to the Conditions of Approval, and minor changes to the plan, must be reviewed and approved by the Planning Division prior to the change. Major site or architectural modifications shall be treated as an amendment and shall be subject to review by the Planning Commission and City Council.

2. The use permit and design review approval granted herein shall be valid for a period of one year. If building permits have not been issued within this timeframe, the applicant shall apply for a time extension.

Site Design

3. The existing street tree on the Mission Street frontage shall be preserved as shown on the project plans.

4. Backflow preventers shall be concealed and/or screened from public view to the satisfaction of the Daly City Community and Economic Development Director prior to issuance of building permit.

5. The open spaces area at the building rooftop shall be designed in a manner approved by the Planning Division and provide amenities to building residents approved by the Planning Division.

Building Design

6. The applicant shall finish the proposed retail space to a leasable condition, as defined by the Planning Division. This shall include a commercial-grade electrical service and installation a code-compliant lavatory in the proposed retail space.

7. The applicant shall revise the floorplan to connect the first and second floor retail/office space, unless disallowed by the building code.

8. The applicant shall explore providing additional dimension to the upper-story walls at the Mission Street façade and shall extend the existing dimension if permissible by an encroachment permit.

9. All ground floor windows shall be dark-colored aluminum and all upper-floor windows shall be metal framed or high-quality PVC with color to match the adjacent wall.

10. Any metal materials shall be galvanized.

11. The applicant shall, prior to building permit submittal, provide a sign program for Planning Division review and approval. The final building elevation design shall consider sign placement and plans submitted for building permit approval shall reflect such placement.

12. All rooftop mechanical equipment shall be screened from the view of all adjacent public rights-of-way by screenwalls, painting, and similar treatments acceptable to the Planning Division. The Division may require screenwalls for equipment located within 20 feet of the rooftop parapet wall.

13. Backflow preventers, check devices, and other visible mechanical equipment shall be painted black, dark green, red (if required by the Fire Department), or other color complimentary to the building design.

Operational Requirements

14. The buildings and site shall remain clean and clear of all graffiti, debris, and other visual nuisances at all times. The building and site shall be periodically cleaned, as needed, to prevent discoloration and debris accumulation.

Site Maintenance

15. The site shall be maintained in a safe, sanitary, and litter free condition at all times.

16. No outside storage shall be allowed, except in the approved trash enclosure area.

17. Doors to the trash enclosure area shall be kept closed except when necessary to dispose of trash or to store material to be recycled.

18. All sidewalks, walkways, driveways, parking lot facilities, and easements within and adjacent to the property, including weeds. The requirement shall not apply to adjacent State-owned highway.

19. Garbage storage areas are to be kept sanitary and free of litter and debris.

B. BUILDING DIVISION

20. Due to height and number of story limitation per CBC Table 504.3 and 504.4 the building shall be of a Type V-A - or better.

21. Construction hours will be limited to 8:00 a.m. to 5:00 p.m. Mondays through Fridays and construction on weekends and holidays shall be prohibited.

C. ENGINEERING DIVISION

22. The applicant shall comply with the applicable requirements of the City of Daly City Standard Details and Specifications, latest edition.

23. Encroachment permits from the City of Daly City and Caltrans are required prior to any work or underground utilities installation within the Caltrans right-of-way.

24. Grading exceeding 50 cubic yards shall require approval of plans and a grading permit. A licensed Civil Engineer shall prepare the grading plans and erosion control plan in conformance with a soil report prepared by a licensed soil engineer or qualified civil engineer in compliance with the NPDES requirements prior to any development on the property.

25. The project's electrical transformer shall not be installed within the public rights-of-way.

26. The applicant shall provide sewer, water, and storm drain studies, and shall construct recommended improvements as required by the City Engineer.

27. Drainage from the site shall be directed to a public storm drain system or street and shall not flow over any sidewalk. On-site drainage detention shall be provided to limit the rate of flow to the pre-development rate. The detention facility shall accommodate the excess runoff from a storm of 10-year frequency, and two-hour duration.

28. Following new utility installation, the applicant shall replace areas of street pavement, sidewalk, curb, and gutter damaged by construction. Such repair shall be per City standard specifications.

29. The applicant shall replace curb, gutter, sidewalk, and decorative brick banding over the entire frontage of the development to the nearest expansion joints or score lines. Utility covers within the ROW shall be replaced with slip-resistant pedestrian friendly covers.

30. All street trees shall be maintained by the building owner in perpetuity, with irrigation tied to and maintained by the private building. The owner shall enter into a Landscape Maintenance Agreement in form acceptable to the City Attorney, to be recorded against the property, prior to the approval of a City encroachment permit. Design of planting and irrigation system shall minimize the extent of irrigation lines, controllers, and valves in the public right-of-way and shall be reviewed and approved by the City Engineer.

31. The applicant shall coordinate with the Engineering Division to process through the Traffic Safety Committee for the removal/relocation of the existing parking meters.

32. All electrical and telecommunications services shall be provided through underground connections.

33. The applicant shall replace the City sidewalk fronting the subject parcel as necessary to repair construction damaged areas and driveway conformance to the driveway.

34. The applicant shall coordinate with the adjacent upstream property to adequately manage any runoff entering the project site.

35. Upon completion of the project, all vehicles are prohibited from backing out from the project onto Mission Street. Upon issuance of the final Certificate of Occupancy, the applicant shall take all necessary measures to enforce this prohibition.

36. The applicant shall install a minimum of two (2) "Do Not Back Out onto Mission Street" signs inside the parking garage to the satisfaction of the Engineering Division.

37. The applicant shall install a "No Large Vehicle" sign at the garage entrance to the satisfaction of the Engineering Division.

38. Any proposed changes to the parking layout, parking space dimensions, garage dimensions or maximum vehicle sizes shown on the approved drawings shall be submitted to the Engineering Division for review, including supporting turning template analysis. The parking layout shall be designed to prohibit and discourage vehicles from backing out onto Mission Street.

39. The applicant shall contract with the City's third party consultant to revise the water study to as a condition of approval and to reflect the car-stacker system proposed in the garage. All costs associated with the analysis and any necessary improvements to the water infrastructure required by the analysis shall be borne by the applicant.

D. DEPARTMENT OF WATER AND WASTEWATER RESOURCES

40. Any existing sewer lateral(s) shall be abandoned at the main.

41. Any existing water service(s) shall be abandoned at the main.

42. The applicant shall, through the Engineering Department, contract with the City's third-party consultant, to determine the system's ability to serve the project and determine if any collection system improvements are required. All costs associated with the analysis and any necessary collection system improvements required by the analysis, shall be borne by the applicant.

43. The applicant shall, through the Engineering Department, contract with the City's third-party consultant, to determine the system's ability to serve the project and determine if any water system improvements are required. All costs associated with the analysis and any necessary water improvements required by the analysis, shall be borne by the applicant.

E. FIRE DEPARTMENT

44. Fire sprinkler system required per City Ordinance. Install per NFPA.

45. Obtain water flow information.

46. Fire alarm system required under separate fire permit and plan check. Install per NFPA 72.

47. Fire alarm system shall be monitored per CFC.

48. Smoke Detectors and CO monitors required per CBC.

49. HVAC smoke detection and automatic shutdown required per NFPA 90A and CMC.

50. Key box required. Apply through Fire Department.

51. Clearly visible address identification required.

52. Utility identification required.

53. Door shall be easily openable in one motion without special knowledge, key, or effort per CBC.

54. Exit signs/emergency illumination required.

55. Sprinkler coverage required for stacked auto storage.

56. Sprinkler inspectors test and drain must empty into sanitary sewer.

BE IT FURTHER RESOLVED THAT the City Council finds and determines that each of the above conditions is an integral and necessary part of the approval of this use permit and design review permit, and where one or more condition is not complied with, there shall be no inference that there was intentional waiver of such condition, nor shall the project proponent, the property owner, nor any subsequent purchaser be able to rely to their benefit, nor to the detriment of the City of Daly City be reason of the failure to comply with any such condition.

BE IT FURTHER RESOLVED that it is the intent of this City Council that the foregoing findings be considered as an integrated whole whether or not any subdivision of these findings fails to cross-reference or incorporate by reference any other subdivision of these findings; and that any finding required or permitted to be made by this City Council with respect to any particular subject matter shall be deemed made if it appears in any portion of these findings.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DALY CITY
ADOPTING FINDINGS OF FACT AND IMPOSING CONDITIONS OF APPROVAL
ON USE PERMIT UPR-11-18-13760AND DESIGN REVIEW DR-11-18-13761
FOR MIXED USE BUILDING AT 7310 MISSION STREET

OFFICE OF THE CITY CLERK
CITY OF DALY CITY
333 - 90TH STREET
DALY CITY, CA 94015-1895

June 17, 2020

Stephen Antonaros
santonaros@gmail.com

Subject: Use Permit UPR-11-18-13760 and Design Review DR-11-18-13761- 7310 Mission Street

Dear Mr. Antonaros:

At its regular meeting on June 8, 2020, the City Council adopted Resolution No. 20-102, Adopting Findings of Fact and Imposing Conditions of Approval on Use Permit UPR-11-18-13760 and Design Review DR-11-18-13761 for Mixed Use Building at 7310 Mission Street, a copy of which is attached.

Very truly yours,

K. Annette Hipona
City Clerk

KAH: vl
Enclosures

cc: City Engineer
City Planner
Chief Deputy, Valuation
San Mateo County Assessor's Office

I hereby certify the foregoing to be a true copy of a Resolution adopted by the City Council of Daly City, California, at a regular meeting thereof held on the 8th day of June, 2020, by the following vote of the members thereof:

AYES, and in favor thereof, Councilmembers: Buenaventura, Daus-Magbual, DiGiovanni, Manalo, Sylvester

NOES, Councilmembers: None

ABSENT, Councilmembers: None

K. Annette Hipona
CITY CLERK OF THE CITY OF DALY CITY

APPROVED:
GLENN R. SYLVESTER
MAYOR OF THE CITY OF DALY CITY

REVISIONS	BY
05-15-20	
07-20-20	
12-02-20	
2-08-21	
12-09-21	

LICENSED ARCHITECT
STEPHEN ANTONAROS
NO. C14386
Exp. 6/30/23
STATE OF CALIFORNIA

STEPHEN ANTONAROS
ARCHITECT
2261 Market Street #324
San Francisco, California 94114
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santonaros@gmail.com
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for
Eric Kenneally
(415) 672-5125

NEW 17-UNIT MIXED USE BUILDING
7310 Mission Street Street
Daly City, California

APN 006-244-080

Date(submittal) 6/21/18
Scale varies
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Job
Sheet A5.00
Of Sheet

1 A4 EXTERIOR PERSPECTIVE
SCALE NTS

ATTACHMENT C

GR&A INTERNATIONAL
©1992 Inc.
Greg Roja + Associates

Architecture
Urban Design
Interior Design
Landscape Design

447 Sutter St., Suite 516
San Francisco, CA 94108
Tel. 415-874-9049
Fax. 415-874-9049

5 PCCY MIXED USED BUILDING
7310 Mission St., Daly City, CA 94014
APN 006-244-080
FOR MS. LIBRADA YAMAT
187 SOUTHGATE AVENUE DALY CITY, CA 94015

ARCHITECT GR
STRUCTURAL ENGINEER RS
MECHANICAL ENGINEER
ELECTRICAL ENGINEER

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1/25/16	PERMIT/	
		DESIGN REVIEW	
		ISSUE	
2	2/10/16	REVISION	

EXTERIOR PERSPECTIVE

DATE 02/15/16
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SHEET NO. A-4
OF SHEETS

XREF ATTACHED:

Daly City Planning Commission
Agenda Report

333 - 90th Street ◆Daly City ◆ California ◆ 94015 ◆ 650-991-8033

Meeting Date:	May 3, 2022
Project Planner:	Michael VanLonkhuysen, Planning Manager
Project Location:	Citywide
Project Description:	General Plan Consistency Finding for Fiscal Year 2023 Capital Improvement Program (CIP)
Applicant/Owner:	City of Daly City – Public Works Department 333 90th Street Daly City, CA 94015
Environmental Assessment:	Exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15061 – Review for Exemption

Background

Government Code Section 65103(c) requires that a City's Planning Commission review the City's Capital Improvement Program (CIP) and certify that it is consistent with the City's adopted General Plan. State law further requires that capital improvement programs be reviewed annually by the Planning Commission for the local jurisdiction for consistency with the General Plan and that the recommendations regarding the CIP and General Plan consistency be forwarded to the City Council.

Discussion

The CIP is a multi-year expenditure plan that prioritizes and recommends funding for various improvements projects in excess of $50,000. Projects included in the CIP must be consistent with the goals and policies of the General Plan. CIP project selection and funding recommendations are made to the City Council as part of the budget process, which usually operates on a two-year budget cycle. Due to the current pandemic we are facing, City Council will approve a single year budget, FY2023. For the next budget cycle, all projects that are recommended to be funded are for maintenance and rehabilitation purposes. There are no new acquisitions of any assets. The CIP will be presented to Council prior to the commencement of Fiscal Year 2023 for adoption as part of the City budget.

Please note that the Commission is making recommendations regarding whether projects are consistent with the City's adopted General Plan and not whether the individual projects should

be funded. The Planning commission's role is limited to certifying the consistency of the CIP with the General Plan, not to approve or disapprove of any particular project within the CIP.

Recommendation

Staff recommends the Planning Commission find the CIP consistent with the City's General Plan. Staff is available to provide any additional information desired by the Planning Commissioners.

Respectfully submitted,

Michael VanLonkhuysen
Planning Manager

Tatum Mothershead
Director of Economic and Community Development

Attachments

Attachment A – List of CIP Projects

PROPOSED PROJECTS

TRANSPORTATION (FUND 17)

- ##-###-### - ADA BARRIER REMOVAL PROJECT (2022-23)
- ##-###-### - CROSSWALK IMPROVEMENTS
- ##-###-### - SOUTHGATE AVENUE AND SCHOOL STREET IMPROVEMENTS
- ##-###-### - TRAFFIC SIGNAL/STREETLIGHT IMPROVEMENTS
- 17-312-609 - COOPERATIVE PROJECT DEVELOPMENT
- 17-312-674 - RO 572 CONVERSION
- 17-312-927 - JOHN DALY BLVD/SKYLINE BLVD INTERSECTION SAFETY IMPROVEMENTS
- 17-314-906 - ADA/SIDEWALK IMPROVEMENTS (2022-23)
- 87-920-548 - DAISAKU IKEDA CANYON SITE MAINTENANCE (2018-19)
- 17-312-621 - WESTLAKE STREET SLURRY SEAL
- ##-###-### - STREET RESURFACING (2023-24)
- 17-312-580 - STREET RESURFACING (2020-21)
- 17-312-919 - STREET RESURFACING (2022-23)
- ##-###-### - LAKE MERCED BOULEVARD/SOUTHGATE AVENUE TRAFFIC SIGNAL INSTALLATION
- 17-312-920 - SERRAMONTE BOULEVARD/SR 1 ON/OFF RAMPS TRAFFIC SIGNAL INSTALLATION
- 17-312-922 - CLARINADA AVENUE/SR 1 ON/OFF RAMPS TRAFFIC SIGNAL INSTALLATION
- 17-312-640 - CALLAN BOULEVARD/SERRAMONTE CENTER DRIVEWAY TRAFFIC SIGNAL INSTALLATION

WATER (FUND 41)

- CITRUS PUMP STATION GENERATOR REPLACEMENT
- POINTE PACIFIC GENERATOR REPLACEMENT
- RESERVOIR 5B STRUCTURAL REHABILITATION
- STREET RESURFACING WATER MAINS (617)
- 41-385-701 PLANT IMPROVEMENTS
- 41-385-720 WELL REHABILITATION
- 41-385-RESERVOIR FENCING
- 41-385-766 SCADA SYSTEMS UPGRADES
- 41-385-772 HYDROPNEUMATIC TANK REPLACEMENTS
- 41-385-879 EQUIPMENT - VEHICLES

SANITATION (FUND 87)

- 87-920-801 - SEWER MAIN REHABILITATION/IMPROVEMENTS
- 953 - REHABILITATION OF 27" FINAL EFFLUENT FORCE MAIN
- PLANT AERATION MIXER UPGRADE
- SSMP/MASTER PLAN - SYSTEM IMPROVEMENTS
- 87-920-617 STREET RESURFACING SANITATION MAINS (617)
- 87-920-766 SCADA SYSTEM UPGRADES
- 87-920-802 SEWER LIFT STATION REHAB/REPLACEMENT
- 87-920-803 VEHICLE UPGRADES
- 87-920-806 PLANT PROCESS IMPROVEMENTS
- 87-920-807 PLANT STRUCTURE IMPROVEMENTS
- 87-920-847 TREATMENT PLANT AIR SCRUBERS
- 87-920-858 PLANT ELECTRICAL/INSTRUMENTATION UPGRADE

GENERAL (FUND 31/33)

##-###-### - ADA FACILITY UPGRADE PROJECT (2023-24)
##-###-### - IMAGINATION STATION PERGOLA REPAIR
##-###-### - OUTDOOR FITNESS COURT AT LINCOLN PARK
##-###-### - OUTDOOR FITNESS COURT AT WESTLAKE PARK
##-###-### - WESTLAKE PARK COVERED MATERIAL STORAGE ENCLOSURE
31-313-575 - LAWSON HALL REHAB PROJECT
31-313-902 - TRAINING CENTER REMODEL IN STATION 94
31-313-905 - FIRE STATION 94 SLEEPING QUARTERS UPGRADE
31-313-923 - FIRE STATION 91 ROOF REPLACEMENT
FIRE STATION AUTOMATIC GATES AT STATIONS 91, 94 AND 95
FIRE STATION 91 DRIVEWAY
##-###-### - MUSSEL ROCK MISCELLANEOUS WASTE MITIGATION/STABILIZATION
31-310-550 - MUSSEL ROCK SITE ROUTINE MONITORING